NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.

ARLINGTON GARDEN APARTMENTS

ARLINGTON, WASHINGTON

PLN 1264

PROJECT TEAM

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PHONE: (253) 514-8952
EMAIL: shauna@soundviewconsultants.com

SURVEY INFORMATION:

SURVEY BY TERRANE

LEGAL DESCRIPTION:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10 TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF LYING WITHIN COUNTY ROAD KNOWN AS 59TH AVENUE NORTHEAST;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 1082111;

AND EXCEPT THAT PORTION THEREOF APPROPRIATED BY THE STATE OF WASHINGTON UNDER SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 89826.

BASIS OF BEARING:

ACCEPTED A BEARING OF N 05°09'54" E BETWEEN MONUMENTS FOUND ALONG THE EAST LINE OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., CALCULATED USING NAD 83(2011) WASHINGTON STATE PLANE COORDINATES PER GPS OBSERVATIONS.

SCHEDULE B ITEMS:

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
   PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE
   RECORDING DATE: AUGUST 25, 1993
   RECORDING NO.: 9308250058
   AFFECTS: PORTION OF SAID PREMISES
   "PLOTTED"

2. LATECOMER'S AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

   EXECUTED BY: BELMONT PACIFIC HOLDINGS, INC., A WASHINGTON CORPORATION

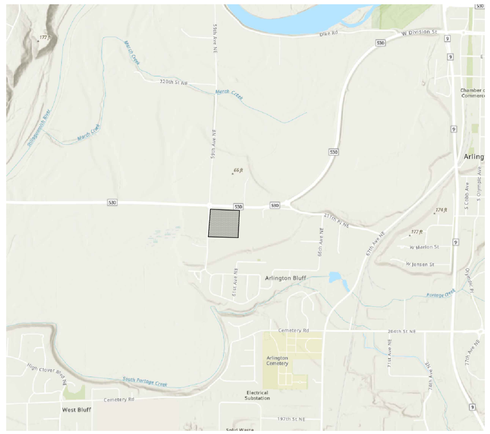
   AND: CITY OF ARLINGTON
   RECORDING DATE: SEPTEMBER 30, 1998
   RECORDING NO.: 9809300425
   REGARDING: COSTS AND CHARGES FOR CONNECTION TO A WATER SYSTEM
   "NOT PLOTTED - BLANKET IN NATURE"

3. LATECOMER'S AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

   EXECUTED BY: BELMONT PACIFIC HOLDINGS, INC., A WASHINGTON CORPORATION
   AND: CITY OF ARLINGTON
   RECORDING DATE: SEPTEMBER 30, 1998
   RECORDING NO.: 9809300426
   REGARDING: COSTS AND CHARGES FOR CONNECTION TO A WATER SYSTEM
   "NOT PLOTTED - BLANKET IN NATURE"

PROJECT/SITE INFORMATION:

PERMIT NUMBERS: PLN 1263 & PLN 1264
PARCEL NUMBER: 31051000402700
SITE ADDRESS: 21117 59TH AVENUE NORTHEAST
OWNER NAME: QUARTERRA
PROJECT SIZE: 8.81 ACRES, 383,704 SQUARE FEET
EXISTING ZONING: GENERAL COMMERCIAL (GC), MIXED USE OVERLAY
USE CLASSIFICATION: MULTI-FAMILY RESIDENTIAL AND COMMERCIAL RETAIL
WATER PROVIDER: CITY OF ARLINGTON
SEWER PROVIDER: CITY OF ARLINGTON
FEMA FLOOD ZONE: ZONE X
AIRPORT PROTECTION DISTRICT SUBDIVISION: N/A



VICINITY MAP
NTS

NORTH

COVER SHEET AND SITE PLAN SHEET INDEX

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C0.10	DEVELOPMENT SUMMARY
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A.05	FORM-BASED CODE COMPLIANCE
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A.07	FORM-BASED CODE COMPLIANCE
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A.10	MINI PARK & OPEN SPACE
A.11	BLDG. TYPE & FRONTAGE DIAGRAM
A.12	BUILD TO LINE/SETBACK DIAGRAM
A.13	BUILD TO LINE DEFINED BY BLDGS
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A.24	ROOF PLAN - BUILDING A
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A.27	FLOOR PLANS - BLDG C
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A.30	FLOOR PLANS - BLDG D
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A.33	FLOOR PLANS - BLDG E
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A.44	TRASH ENCLOSURE
A.48	LIGHTING CUT SHEETS

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L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
L1.04	LANDSCAPE PLAN
L1.05	TREE SHADING PLAN
L2.00	OVERALL PLANTING PLAN
L2.01	PLANTING PLAN
L2.02	PLANTING PLAN
L2.03	PLANTING PLAN
L2.04	PLANTING PLAN
L2.05	SOUTH BUFFER PLANTING
L2.06	PLANTING LEGEND
L2.07	PLANTING DETAILS
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L3.03	IRRIGATION PLAN
L3.04	IRRIGATION PLAN
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L3.07	IRRIGATION DETAILS
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IL-07	FRONTAGE ILLUMINATION DETAILS
IL-08	FRONTAGE ILLUMINATION DETAILS
OS-01	ON-SITE ILLUMINATION PLAN
OS-02	ON-SITE ILLUMINATION PLAN
OS-03	ON-SITE ILLUMINATION PLAN
OS-04	ON-SITE ILLUMINATION PLAN
OS-05	ON-SITE ILLUMINATION PLAN DETAILS
OS-06	ON-SITE ILLUMINATION PLAN DETAILS
OS-07	ON-SITE ILLUMINATION PLAN DETAILS
OS-08	ON-SITE ILLUMINATION PLAN DETAILS
OS-09	ON-SITE ILLUMINATION PLAN DETAILS
OS-10	ON-SITE ILLUMINATION PLAN DETAILS
PC-01	ON-SITE PHOTOMETRIC CALCULATIONS
PC-02	ON-SITE PHOTOMETRIC CALCULATIONS
PC-03	ON-SITE PHOTOMETRIC CALCULATIONS
PC-04	ON-SITE PHOTOMETRIC CALCULATIONS

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP CYCLE 3 SUBMITTAL
2	6/24/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 SUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 SUBMITTAL

DRAWN BY: CEP | DESIGNED BY: MMM
CHECKED BY: MNF | APPROVED BY: JSF
DATE: 9/25/2025
JOB No.: 2400346
SCALE:

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

JEREMY S. FEBUS — STATE OF WASHINGTON — 39847 — REGISTERED PROFESSIONAL ENGINEER
09/25/2025

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

COVER SHEET

SHEET
C0.00

Sep 25, 2025 - 3:41pm MeghanM Z:\2400001-2409999\2400346 Arlington Apartments\CAD\Design\Entitlement\C0.00 AA CVR - CUP.dwg

SUMMARY OF QUANTITIES

ITEM	QUANTITY	UNIT
NEW IMPERVIOUS AREA (LIST BOTH PUBLIC AND PRIVATE)	318,000	SQUARE FEET
DUCTILE IRON WATER MAIN (SIZE)	1,885 (12")	LINEAR FEET
FIRE HYDRANT ASSEMBLIES	4	EACH
GATE VALVES (SIZE)	TBD	EACH
WATER MAIN BLOW OFFS	TBD	EACH
WATER MAIN AIR/VACUUM VALVES	TBD	EACH
RESIDENTIAL WATER SERVICES	9	EACH
NON-RESIDENTIAL WATER SERVICES (≤2")	TBD	EACH
NON-RESIDENTIAL WATER SERVICES (≥3")	TBD	EACH
PVC, HDPE, OR DIP SEWER MAIN (SIZE)	1,800 (8")	LINEAR FEET
SEWER MANHOLES (TYPE)	TBD	EACH
SIDE SEWER (SIZE)	TBD	EACH
STORM DRAIN PIPE (SIZE)	1,881 (12")	LINEAR FEET
CATCH BASINS (TYPE)	19 (TYPE 1)	EACH
STORM MANHOLES (SIZE)	12 (TYPE 48")	EACH

SURVEY LEGEND

- SET REBAR AND CAP
- BRASS DISC (FOUND)
- ℄ CENTERLINE ROW
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WIRE)
- FENCE LINE (WOOD)
- MONUMENT (IN CASE, FOUND)
- MONUMENT (SURFACE, FOUND)
- PROPERTY LINES (ADJACENT)
- PROPERTY LINE (SUBJECT)
- REBAR AS NOTED (FOUND)
- RETAINING WALL
- RIGHT-OF-WAY LINES
- SUBDIVISION LINES
- SIGN (AS NOTED)
- ASPHALT SURFACE
- BRICK SURFACE
- FO SENTRY FO SENTRY
- PH POWER HAND HOLE
- P POWER METER
- PP POWER POLE
- P P POWER (OVERHEAD)
- PWR SENTRY POWER SENTRY
- ELECTRIC EASEMENT PER REC. NO. 308250058
- TEL SENTRY TELEPHONE SENTRY
- UT UT TELEPHONE (UNDERGROUND)
- GUARD RAILING
- FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- W W WATER LINE
- WETLAND FLAG
- C.C. CENTER CHANNEL
- CALC'D CALCULATED
- COR CORNER
- FO FIBER OPTICS
- LS# LAND SURVEYOR NUMBER
- MEAS MEASURED
- MON MONUMENT
- N, S, E, W NORTH, SOUTH, EAST, WEST
- NE, NW NORTHEAST, NORTHWEST
- OH OVERHEAD
- OHP OVERHEAD POWER
- PROP PROPERTY
- (R) RECORD DATA
- SF SQUARE FEET

ABBREVIATIONS

&	AND
AGG	AGGREGATE
AVE	AVENUE/AVERAGE
BC/BOC	BOTTOM OF CURB
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE, CLASS
CO	COUNTY
CONC.	CONCRETE
DIA	DIAMETER
DWY	DRIVEWAY
DOH	DEPARTMENT OF HEALTH
E	EAST
EG	EXISTING GRADE
EL/ELEV	ELEVATION
ESMT	EASEMENT
EX/EXIST	EXISTING
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLANGE
FP	FINISHED PAD
G	GAS
GV	GATE VALVE
HORIZ	HORIZONTAL
HMA	HOT MIX ASPHALT
HP	HIGH POINT
IE	INVERT ELEVATION
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
#	NUMBER
NO	NUMBER
℄	PROPERTY LINE
PC	POINT OF CURVATURE
PL	PLACE
POC	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE /POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RMJ	RESTRAINED MECHANICAL JOINT
ROW	RIGHT OF WAY
RT	RIGHT
S	SOUTH
SCH	SCHEDULE
SD	STORM DRAIN
SEC	SECTION
SS	SEWER SANITARY
ST	STREET
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
VC	VERTICAL CURVE
VERT	VERTICAL
W	WATER, WEST
W/	WITH
WA	WASHINGTON
WDC	WALL DRAIN CONNECTION
WM	WATER MAIN/WATER METER
WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP CYCLE 3 SUBMITTAL
2	6/24/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 SUBMITTAL
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DRAWN BY CEP | DESIGNED BY MMM
CHECKED BY MNF | APPROVED BY JSF
DATE 9/25/2025
JOB No.: 2400346

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

SCALE:

kpff
1601 5th Avenue, Suite 1600
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206.622.5822
www.kpff.com

JEREMY S. FEBUS STATE OF WASHINGTON 39847 REGISTERED PROFESSIONAL ENGINEER
09/25/2025

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

DEVELOPMENT SUMMARY

SHEET
C0.10

Sep 25, 2025 - 3:42pm MeghanM Z:\2400001-2409999\2400346 Arlington Apartments\CAD\Design\Entitlement\C0.10 AA DV SM.dwg

BUILDING PROGRAM DATA

EMBLEM ARLINGTON

ARLINGTON, WASHINGTON

9/18/2025

LPAS

SITE SUMMARY

GROSS SITE AREA:	**8.81 ACRES**	**383,704 SF**	
TRACT #1: 211TH PLACE NE	0.59 ACRES	25,620 SF	
TRACT #2: NGPA	1.02 ACRES	44,559 SF	
TRACT #3:	0.05 ACRES	1,986 SF	
LOT 1: NET SITE AREA:	**0.34 ACRES**	**14,958 SF**	
OPEN SPACE REQ'D: 5%	**0.02 ACRES**	**748 SF**	
LOT 2: NET SITE AREA:	**6.81 ACRES**	**296,581 SF**	
OPEN SPACE REQ'D: 5%	**0.34 ACRES**	**14,829 SF**	
(25% OF REQUIRED OPEN SPACE IS ALLOWED WITHIN THE BUFFER AREA):	0.09 ACRES	3,707 SF	
MINI PARK REQUIRED: **SF/UNIT**	**0.51 ACRES**	**22,334 SF**	
1 BDR 91			
2 BDR 143			
3 BDR 208			
TOTAL PARK AND OPEN SPACE:	**0.87 ACRES**	**37,911 SF**	
GROSS DENSITY:	**23 DU/ACRE**		
NET DENSITY:	**30 DU/ACRE**		

BUILDING SUMMARY

NUMBER MIX:		BUILDING TOTALS						PROJECT TOTALS		
UNITS	**UNIT AREA**	**BLDG. A**	**BLDG. B**	**BLDG. C**		**BLDG. D**	**BLDG. E**	**TOTAL**	**%**	**TOTAL NET SF**
		2	**1**	**2**		**2**	**1**			
	727 SF	**20**	**24**	**24**		**16**	**8**	**152 UNITS**	**73.8%**	**110,515 SF**
A1.1	635 SF	**8**	**8**	**12**		**6**		60 UNITS	29.1%	38,100 SF
A1.2	677 SF	**2**	**2**	**2**		**2**		14 UNITS	6.8%	9,478 SF
A2.1	725 SF	**4**	**8**	**4**		**3**	**3**	33 UNITS	16.0%	23,925 SF
A3.1	852 SF	**4**	**4**	**4**		**3**	**3**	29 UNITS	14.1%	24,708 SF
A3.2	894 SF	**2**	**2**	**2**		**2**	**2**	16 UNITS	7.8%	14,304 SF
	983 SF	**4**	**12**	**6**		**4**	**2**	**42 UNITS**	**20.4%**	**41,298 SF**
B2.1	924 SF	**2**	**2**	**4**		**2**		18 UNITS	8.7%	16,632 SF
B3.1	1,014 SF	**2**	**4**	**2**		**2**	**2**	18 UNITS	8.7%	18,252 SF
B3.2	1,055 SF	**0**	**4**	**0**				4 UNITS	1.9%	4,220 SF
B3.3	1,097 SF	**0**	**2**	**0**				2 UNITS	1.0%	2,194 SF
	1,221 SF	**0**	**0**	**6**		**0**	**0**	**12 UNITS**	**5.8%**	**14,652 SF**
C1.1	1,207 SF	**0**	**0**	**4**				8 UNITS	3.9%	9,656 SF
C1.2	1,249 SF	**0**	**0**	**2**				4 UNITS	1.9%	4,996 SF
TOTALS:	**808 AVE SF**	**24**	**36**	**36**		**20**	**10**	**206 UNITS**	**100%**	**166,465 SF**
NET RENTABLE AREA:		18,406	29,748	30,120		15,559	8,547	**272 BEDROOMS**		166,465 SF
CIRCULATION:		2,090	3,135	3,135		2,476	1,238			19,775 SF
SUPPORT:		516	726	726		460	300			4,430 SF
COMMERCIAL						4,655	2,510			11,820 SF
RESIDENTIAL BUILDING TOTALS		**21,012**	**33,609**	**33,981**		**23,150**	**12,595**			**202,490 SF**
MISCELLANEOUS BUILDINGS:										
CLUBHOUSE										**5,110 SF**
LOT 1 BUILDING:										**3,300 SF**
TOTAL GROSS MIXED-USE BUILDING AREA:										**210,900 SF**
COMMERCIAL BUILDING AREA										
BUILDING D:						4,655		**4,655 SF**		
BUILDING D:						4,655		**4,655 SF**		
BUILDING E:							2,510	**2,510 SF**		
LOT 1 BUILDING:								**3,300 SF**		
								15,120 SF (Included in Gross Area Above)		

PARKING SUMMARY:

PARKING REQUIRED BY JURISDICTION

RESIDENTIAL PARKING REQUIRED:			
1 BDR	1.5 SPACES/UNIT		228 SPACES
2 BDR	2.5 SPACES/UNIT		105 SPACES
3 BDR	3 SPACES/UNIT		36 SPACES
	1.79 SPACES / UNIT		**369 SPACES**
COMMERCIAL PARKING REQUIRED:			
COMMERCIAL USES:	**1 SPACE PER 1000 SF**	**(MIXED-USE BUILDINGS)**	**15 SPACES**
	1 SPACE PER 300 SF	**(LOT 1 COMMERCIAL)**	**11 SPACES**
			26 SPACES
ACCESSIBLE PARKING BASED ON OVERALL PARKING (301-400 SPACES):			**8 SPACES**
(ACTUAL REQUIRED ACCESSIBLE PARKING WILL BE DETERMINED BY NUMBER OF SPACES PROVIDED - SEE BELOW)			
TOTAL PARKING REQUIRED:			**403 SPACES**

PARKING PROVIDED:

RESIDENTIAL PARKING PROVIDED:			
SURFACE PARKING (PERPENDICULAR):	0.46 SPACES/UNIT		94 SPACES
SURFACE PARKING (CARPORTS):	1.00 SPACES/UNIT		206 SPACES
SURFACE PARKING (PARALLEL):	0.11 SPACES/UNIT		29 SPACES
TANDEM SPACES:	0.17 SPACES/UNIT		35 SPACES
STREET PARKING (IN FRONT OF CLUBHOUSE):	0.02 SPACES/UNIT		5 SPACES
	1.79 SPACES/UNIT		**369 SPACES**
ACCESSIBLE SPACES (300 TO 400 SPACES = 8):			11 SPACES
TOTAL RESIDENTIAL PARKING PROV'D:	**1.84 SPACES / UNIT**		**380 SPACES**
	1.40 SPACES / BEDROOM		
COMMERCIAL PARKING PROVIDED:			
STREET PARKING:			
DIAGONAL SPACES:			23 SPACES
PARALLEL SPACES:			7 SPACES
LOT 1 COMMERCIAL:			11 SPACES
	2.71 SPACES PER 1000 SF		**41 SPACES**
ACCESSIBLE SPACES (26 TO 50 SPACES = 2):			3 SPACES
TOTAL COMMERCIAL PARKING PROVIDED:	**2.91 SPACES PER 1000 SF**		**44 SPACES**
TOTAL PARKING PROVIDED:			**424 SPACES**

ACCESSIBLE PARKING PROVIDED (INCLUDED IN TOTAL PARKING ABOVE):

RESIDENTIAL ACCESSIBLE PARKING:		
STANDARD ACCESSIBLE SPACES:	9 SPACES	
VAN ACCESSIBLE SPACES:	2 SPACES	
301 TO 400 SPACES:	**11 SPACES**	
COMMERCIAL ACCESSIBLE PARKING:		
STANDARD ACCESSIBLE SPACES:	2 SPACES	
VAN ACCESSIBLE SPACES:	1 SPACES	
26 TO 50 SPACES:	**3 SPACES**	
TOTAL ACCESSIBLE PARKING:	**14 SPACES**	

RESIDENTIAL EV PARKING REQUIRED (INCLUDED IN TOTAL PARKING):			
EV CHARGERS:	10%	38 SPACES	
EV READY (OUTLETS):	25%	95 SPACES	
EV CAPABLE (CONDUITS):	10%	38 SPACES	
		171 SPACES	
COMMERCIAL EV PARKING REQUIRED (INCLUDED IN TOTAL PARKING):			
EV CHARGERS:	10%	5 SPACES	
EV READY (OUTLETS):	25%	11 SPACES	
EV CAPABLE (CONDUITS):	10%	5 SPACES	
		21 SPACES	
TOTAL EV PARKING PROVIDED:		**192 SPACES**	

BICYCLE PARKING REQUIRED AND PROVIDED:

RESIDENTIAL	0.25 PER BEDROOM		68 SPACES
COMMERCIAL	20% OF REQUIRED SPACES OR 4 SPACES		6 SPACES
	0.36 SPACES / UNIT		**74 SPACES**

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

DRAWN BY | DESIGNED BY

CHECKED BY | APPROVED BY

DATE September 25, 2025

JOB No. :1501-0008

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SCALE:

LPAS Architecture + Design

Quarterra MULTIFAMILY

ARLINGTON GARDEN APARTMENTS

ARLINGTON, WASHINGTON

PROJECT DATA

SHEET

A.04

ARLINGTON APARTMENTS FORM-BASED CODE REQUIREMENTS

SUMMARY

TRANSECTS:	**T4-MS Main Street (North portion of the site)**
	T4N-MV Neighborhood -Medium Volume (South portion of the site)
PLACE TYPE:	**Community Center**
BUILDING TYPE:	**Mid-Rise**
FRONTAGE TYPES:	**Stoop (at residential buildings)**
	Shopfront (at mixed-use buildings facing frontage road)
	Porch Engaged (at clubhouse)

TRANSECT REQUIREMENTS:		**SECTION 20.110.014(c)(2)**	**COMPLIANCE NOTES**
BUILDING TYPES AND DESIGN SITE SIZE	**T4-MS**	**T4N-MV**	
LOT SIZE:			
Width (Mid-Rise Bldg.):	50' Min., 75' Max.	50' Min., 75' Max.	**Not Applicable:** The site is approx. 8.86 acres so lot size exceeds the maximum width. The future commercial site which has multiple frontages has a width (perpendicular to 59th Ave. NE) of 80 feet.
Depth (Mid-Rise Bldg.):	80' Min.	80' Min.	**Complies**
BUILDING FORM (1,2)	**T4-MS**	**T4N-MV**	
BUILDING HEIGHT:			
Main Building:	20' Min., 3 Stories Max.	3 Stories Max.	**Complies:** Residential and mixed-use buildings are 3 stories. The future commercial building may be single or multi-story.
Accessory Structure:	1 Story Max.	1 Story Max.	**Complies:** Clubhouse is 1 story
CEILING HEIGHT:			
Ground Floor:	9' Min Clear	9' Min Clear	**Complies:** Primary rooms will have a minimum ceiling height of 9'. Some rooms will have soffits and soffitted ceilings to conceal mechanical equipment and ductwork.
Upper Floors:	8'-6" (Min) Clear	9' Min Clear	**Complies:** Primary rooms will have a minimum ceiling height of 9'. Some rooms will have soffits and soffitted ceilings to conceal mechanical equipment and ductwork.
GROUND FLOOR FINISH LEVEL:			
Ground Floor < 10' from ROW:	18" Min.	24" Min.	**Complies:** There are seven buildings that front onto a public right of way ROW.The floor level of buildings along 59th Ave NE is greater than 24" above the ROW. The floor level for the commercial buildings along the frontage road is flush with the ROW to meet ADA access requirements and Shopfront frontage requirements. Ground-floor residential units in the mixed-use buildings are 2 ft to 3 ft above the ROW elevation.
Ground Floor > 10' from ROW:	0" Min.	0" Min.	**Complies:** Buildings greater than 10' from the ROW may not have an elevation change at the frontage.
BUILDING FOOTPRINT:			
Ground Floor Depth (Residential):	40' Min.	30' Min.	**Complies:** Residential building depths are 60'
Ground Floor Depth - Front (Commercial):	40' Min.	30' Min.	**Complies:** Commercial building depths at the front street are 40'
Ground Floor Depth - Side (Commercial):	30' Min.	30' Min.	**Complies:** Commercial building depths at side streets exceed 30' The site for the future commercial building can accommodate a building that will comply with the Form-Based Code requirements.
DISTANCE BETWEEN FRONT ENTRIES:			
Entries to Ground Floor:	50' Max		**Complies:** The distance between private ground floor stoops are less than 50 ft.
Entries to Upper Floor(s):	100' Max		**Complies:** The distance between upper floor entries is approx. 50 ft.
NOTES:			
1 Buildings wider than 75' shall be designed to read as a series of buildings no wider than 50' wide.			**Complies:** The overall building facades have been broken up into increments less than 50 ft.
2 Upper floors shall have a primary entrance to the front.			**Complies:** Entries to upper floors have a primary entrance to either a front street or front open space.
3 Lot 1 Compliance is shown on the architectural sheets			**Complies**
BUILDING PLACEMENT	**T4-MS**	**T4N-MV**	
SETBACKS (MAIN BUILDING):			
Front:	5' Min., 20' Max.	10' Min., 20' Max.	**Complies:** Buildings have been set the required Build-to-Lines as noted below
Side Street:	10' Min., 20' Max.	10' Min., 20' Max.	**Complies:** Buildings have been set the required Build-to-Lines as noted below
Side:	10' Min.	10' Min.	**Complies:** Side building setbacks exceed 20'
Rear:	20' Min.	20' Min.	**Complies:** Rear building setbacks exceeds 20'
FAÇADE WITHIN A FAÇADE ZONE:			
Front:	75% Min.	75% Min.	**Complies:** See Architectural Sheets 12 & 13 for façade zone compliance
Side Street:	50% Min.	50% Min.	**Complies:** See Architectural Sheets 12 & 13 for façade zone compliance
BUILD-TO-LINES:			
Distance:	0' Min, 10' Max.	0' Min, 10' Max.	**Complies:** The residential buildings along 59th Ave NE are set back to the 10' build-to line. Mixed-use buildings along the frontage road are set at a 0' build-to line. The clubhouse is set on a curve so the setback varies and in some cases may exceed the building-to line setback.
Front Lots < 50' Wide:	60% Min	100% Min	NA
Front Lots ≥ 50' Wide:	60% Min	75% Min	**Complies:** See Architectural Sheets A.12 & A.13 for façade zone compliance
Side Street:	30% Min	60% Min	NA
NOTES:			
1 On corner lots, the BTL must be defined by a building for the first 50' of the corner.			**Complies**
2 Lot 1 Compliance is shown on the architectural sheets			**Complies**

PARKING (Tables 20.110-7, -10)			
RESIDENTIAL USES:	**VEHICLE (Spaces/Unit)**	**BICYCLE (Spaces/Bedroom)**	**VEHICULAR PARKING REQUIREMENTS**
Studio or 1 Bedroom (152 Units / 152 Bedrooms)	1.5 228 Spaces	0.25 38 Spaces	**Complies**
2 Bedroom (42 Units / 84 Bedrooms)	2.5 105 Spaces	0.25 21 Spaces	**Complies**
3 Bedroom (12 Units / 36 Bedrooms)	3 36 Spaces	0.25 9 Spaces	**Complies**
206 Units Total Parking Provided:	369 Spaces Required See Architectural Sheet 04 for compliance	68 Spaces Required See Architectural Sheet 04 for compliance	**Complies:** The project proposes to provide approximately 18 bicycle spaces within individual units and the remaining will be located on site.
NON-RESIDENTIAL USES (General Commercial)			
Less than 3,500 SF	0/1000 SF	20% of Req'd Parking	**NA**
More than 3,500 SF +/- 12,000 SF	1/1000 SF 12 Spaces	20% of Req'd Parking 3 Spaces	**Complies:** See Architectural Sheet A.04 and A.08 for compliance
LOT 1 Commercial:	1/300 SF 11 Spaces	20% of Req'd Parking 3 Spaces	**Complies:** See Architectural Sheet A.04 and A.08 for compliance
Total Parking Provided:	See Architectural Sheet 04 for compliance	See Architectural Sheet 04 for compliance	**Complies:** See Architectural Sheet A.04 and A.08 for compliance
PARKING SETBACK			
Front	40' Min.	40' Min.	**Complies:** Parking areas are setback behind buildings
Side Street	15' Min	15' Min	**NA**
Side	0'	0'	**Complies**
Rear	0'	0'	**Complies**
DRIVEWAY			
Parking Drive Width:	20' - 24'	20' - 24'	**Complies:** Driveway widths are 24 ft wide
NOTES:			
1 On Lot 1, future parking will be screened with landscaping from public view.			**Complies**

BUILDING TYPE: MID-RISE		**SECTION 20.110.014(e)**	**COMPLIANCE NOTES**
NUMBER OF UNITS			
Units per Building	Unrestricted		**Complies**
BUILDING SIZE AND MASSING			
HEIGHT:			
Stories:	3 Stories		**Complies:** The maximum building height is 3 stories.
MAIN BODY:			
Floors 1-2 Width:	150' Max		**Complies:** The majority of buildings have a length less than 150 ft. three buildings exceed 150 ft but are articulated with elements that reduce the perceived length. These include gables, changes of materials, common entries, and individual unit patios and decks.
Depth:	150' Max		**Complies:** The maximum mixed-use building depth is approx. 74 ft. Residential buildings have a width of 60 ft, and the clubhouse has a width of approx. 72 ft.
Floors 3+ Width:	65' Max		**Complies:** The maximum building width is 60 ft for both residential and mixed-use buildings.
ALLOWED FRONTAGE TYPES			
Stoop, Shopfront, and Porch Engaged			**Complies:** The Stoop and Shopfront are allowed frontages in a midrise building. The Porch Engaged is proposed only used at the clubhouse where it is appropriate for the scale of the building, and provides a wider, inviting, and usable entrance. See Architectural Sheets A.16 through A.19 for frontage design criteria and compliance**.**
PEDESTRIAN ACCESS			
Upper Floor:	Units shall be accessed by a common entry along the front street.		**Complies:** All buildings have common entries oriented toward a front street or common open space.
Ground Floor:	Units may have individual entries along the front or side street.		**Complies:** All units are served with a common entrance. Each common entrance has a front entrance conforming with the frontage type requirements.
PRIVATE OPEN SPACE			
None Required			**NA**

PRIVATE FRONTAGE TYPES: STOOP, SHOPFRONT, PORCH ENGAGED	**SECTION 20.110.014(d)**	**COMPLIANCE NOTES**
See Architectural Sheets A.16 through A.19 for frontage design criteria and compliance.		See Architectural Sheets 16 through 19 for frontage design criteria and compliance.

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3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

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SHEET **A.05**

ARCHITECTURAL STANDARDS — SECTION 20.110.014(I)	COMPLIANCE NOTES
1. COMPATIBILITY WITH SURROUNDING DEVELOPMENTS: SECTION 20.110.014(I).1	
Arlington and Regional Compatibility Standard: Buildings shall be finished in muted, natural-hued colors and natural finishes. Bright colors shall be used as accents only. Buildings shall provide protection from the elements at a minimum at public entries. Protection shall be provided by at least one of the following elements: 1. A roof overhang with a minimum depth of (4) feet where the entry is in a one-story form; 2. Recessed into the building to minimum depth of (3) feet; 3. An awning or canopy with a minimum depth of (4) feet; and/or 4. A gallery, where allowed in a Transect, construction per section 20.110.014(d).	**Complies:** The buildings are finished in muted, natural-hued colors and natural finishes with deep hued wall colors with a variety of simulated wood finishes. Gabled elements are accented in an off-white color. Entries are recessed into the building. Common entrances are approx. 30 feet deep. Entries at individual unit patios are recessed approx. 5 feet.
Neighborhood Compatibility Standard : Projects in existing developed areas with an established character shall be compatible with or complement the established architectural character of the neighborhood, specifically in: 1. Material and colors 2. Scale and proportions of forms; 3. Scale, proportion, pattern, and approximate head heights of doors and windows; and 4. Approximate floor level elevations	**NA:** The project is not in an existing developed area with an established character.
2. COMPATIBILITY WITH MULTIPLE BUILDING DEVELOPMENT: SECTION 20.110.014(I).2	
Intent: Multiple building developments shall be designed with size, building massing, and setbacks that are consistent with the Place Types in which they are located.	Complies: Each building complies with the mass and articulation requirements articulated in the Form-Based Code. Compliance diagrams have been added to the architectural drawings on Sheets A.06 - A.22
Standard: Similar building materials: All buildings in a multiple - building commercial development, including pad site buildings, shall be constructed of building materials and colors approved as part of the development application. Applications shall include illustrations and examples of building materials and/or colors.	**Complies**
Similar Architectural Details: All buildings in a multiple - building development, shall be constructed of building materials and colors approved as part of the development application. Applications shall include illustrations and examples of building materials and/or colors.	**Complies**
3. FOUR-SIDED DESIGN: SECTION 20.110.014(I).3	
Intent: Buildings shall not look like they have a fake facade pasted on the front of them. Buildings shall be designed to ensure that they look like the same building on all sides. Consistent building details and proportions on all sides ensure a "four -sided" quality to a building.	**Complies:** Each building has consistent details and articulation on all sides of the building reflecting both the overall planning requirements and programmatic needs within each building.
Standard: The design of the building shall provide consistent architectural details and avoid monotonous building massing and design. Architectural details and colors shall be consistent on all building walls.	**Complies:** Each building has consistent details and articulation on all sides of the building.
Roof/Equipment Screen: Roof equipment shall be screened from view of pedestrians and vehicles on all sides with a screen that is at a minimum the same height as the equipment. The screen shall be constructed from Visually Light Material. Utilities shall be 100% screened from the view of the public and internal streets.	**Complies:** Each building has a sloped roof without any equipment requiring screening. The mixed-use buildings have a small portion of flat roof. The height of the front parapet will screen any roof-mounted equipment. Ground mounted equipment will be screened with low fencing along front-facing facades and landscaping internal to the site. Landscape planters between the parking areas and the buildings have been widened to accommodate the increased screening. There is no exposed wall-mounted equipment. Wall-mounted switchgear and electrical meters will be screened with free-standing fencing where exposed to public view.
4. SIGNAGE AND DESIGN ELEMENTS: SECTION 20.110.014(I).4	
Intent: A building shall not be dominated by corporate or trademark architectural details; a building shall be compatible with other surrounding buildings and should not consist of building forms that primarily serve as signage and marketing elements.	**Complies:** Corporate and/or trademark architectural details will be limited to tenant signage or secondary detail elements. Current and future buildings will be compatible with each other.
Standard: Corporate or Trademark Architecture. Individual corporate image, trademark, or marketing architectural design elements and colors shall be incorporated only as secondary design elements to the development and not as dominant elements. These architectural design elements shall be compatible with surrounding development and shall not define the character or style of the building or development.	**Complies:** Residential and mixed-use buildings will not have Corporate or Trademark architecture or images that dominate the facade. Commercial uses have been integrated into mixed-use buildings.
Building Signage. All street frontages, signage material shall be integrated into the overall design of the building. Signs shall be located to complement the architectural features of a building such as above the building entrance, storefront opening, or other similar features.	**Complies:** Residential buildings will not have any signage other than code-required signage. Commercial signage will occur over tenant entries in conformance with the city's sign ordinance.
Sign Ordinance: See Section 20.68 of the AMC.	**Complies:** Residential buildings will not have any signage other than code required signage, and Mixed-Use Buildings will have tenant signage in compliance with the City's Sign Ordinance. A freestanding monument sign is proposed along 59th Ave. NE near the project entrance in compliance with the City's sign ordinance.
Standardized Marketing Features: The city reserves the right to require significant departures from standardized architectural "themes" that are intended to market or brand any type of entity that will occupy the structure.	**Complies:** Noted
5. BUILDING HEIGHT AND TRANSITIONS: SECTION 20.110.014(I).5	**buildings will comply with these requirements.**
Intent: Abrupt or severe differences in building scale or massing within mixed use developments, or in adjacent developments can dwarf or overwhelm the neighboring areas. Buildings shall be designed to minimize this difference in scale.	**Complies:** All residential buildings have a consistent height, massing, and articulation, and some buildings are stepped to follow the finished grade. The centrally-located clubhouse is 1-story with high ceilings. It is separated from residential buildings providing an appropriate scale transition.
Standard: Building height. Building heights are regulated by Section 20.110.014(c) (Place Types).	**Complies**
Height transition to adjacent residential or mixed uses: any portion of a building closer than 50 feet from a common property line which has an existing residential or mixed use shall be no higher than twelve (12) feet above the highest point of the closest existing residential or mixed-use structure. The closest existing structure shall be defined as the residential or mixed-use structure that is closest to the common property line that the existing structure(s) and the proposed development share. This does not apply if the existing structure is located across a street from the proposed development.	**Complies:** There is an existing single-family home adjacent to the east property line. All multi-story buildings have been setback more than 50 feet from the shared property line.

6. BUILDING MATERIALS: SECTION 20.110.014(I).6	
Intent: Buildings shall be attractive and durable. To insure this, buildings shall be constructed of high-quality materials and require minimal maintenance.	**Complies:** All buildings are constructed with high-quality materials requiring minimal maintenance.
Standard: Building materials. Exterior building materials are classified according to their visual weight; exterior materials shall include, but shall not be limited to the materials shown in: Table 20.110-20 Allowed Exterior Materials	**Complies:** Exterior building materials comply with the requirements of Table 20.110-20
Location: Heavy materials shall be located below medium and light materials; medium materials shall be located below light materials. Heavy materials shall extend to grade.	**Complies:** Heavy materials, defined as horizontal wide-exposure wood siding articulates the base of all buildings and extend up to the roof as an accent material at gables. This siding is wider in profile than siding on upper floors. Thin-brick veneer is also incorporated at required frontages to highlight building entrances and provide additional variety along the building base.
Required Exterior Materials: At least 50% of the total exterior wall area of each building elevation, excluding gables, windows, doors, and related trim, shall be heavy materials. The balance of exterior wall area shall be medium or light materials.	**Complies:** More than 50% of each building elevation consists of "heavy materials". All buildings incorporate horizontal wide-exposure siding. Buildings facing public streets also incorporate thin brick at the ground floor. See compliance tables on Sheets A.14 and A.15 for demonstrated compliance.
Synthetic Stone: Synthetic stone, such as pre-manufactured fiberglass, cultured stone, or glass-fiber reinforced concrete is permitted, provided it is identical in appearance and of equal or greater durability to natural stone.	**Complies:** Synthetic stone is not proposed.
Vertical Change of Materials: A vertical change of materials shall occur at an interior corner or shall not occur within four (4) feet of an exterior corner.	**Complies:** Changes of materials do not occur within 4' of an outside corner.
Building Rehabilitation: The rehabilitation of existing buildings shall comply with the requirements for exterior building materials. Use of alternate exterior materials for the rehabilitation of existing buildings is subject to approval by the Design Review Board.	**NA:** All buildings are new construction.
Column Standards: Columns shall be sized so that they have the visual weight necessary for their purpose. Visually Heavy Material columns shall be a minimum of 16" in any direction. Finished wood, or synthetic wood, columns shall be a minimum of 5 ½" in any direction if not supporting just a roof, or a minimum of 7" in any direction if supporting upper floors. Exposed structural steel columns may be any size necessary for their structural support.	**Complies:** Synthetic wood columns are provided at the clubhouse and at stoops which meet or exceed 5-1/2"
Prohibited materials: unless approved by the Design Review Board, exterior building shall not include the materials shown in: Table 20.110-21 Prohibited Materials	**Complies:** Prohibited materials from Table 20.110-21 are not proposed.
Intent: Brick, stone, and other types of masonry or masonry veneer shall be detailed as Masonry bearing walls, especially at openings. Proper masonry detailing allows the building to be more pleasing to the eye because masonry openings and corners appear to be structurally supported.	**Complies:** Thin brick will be incorporated on certain buildings in key locations and will be detailed with different coursing at lintels and sills. Corner bricks will be used where the material turns the corner.
Standard: Exterior Corners. Stone and brick used on exterior walls shall not terminate at exterior corners.	**Complies:** Thin brick will be return at building corners or where there is a building wall transition.
Masonry Openings. Openings in a brick or stone facade shall have a stone lintel, a tone or brick arch, or a brick soldier course. Window and door openings shall be classified as masonry openings.	**Complies:** Openings will have soldier course lintels.
Vertical Change of Materials. A vertical change of materials from stone or brick to another material shall occur at an interior corner or shall not occur within four (4) feet of an exterior corner.	**Complies:** A vertical change of material occurs at wall transitions or beyond 4 feet from an exposed building corner.
Horizontal Change of Materials. Horizontal changes of material from brick or stone to another material shall include a stone cap or a brick sill; the cap or sill shall project from the face of the building.	**Complies:** A horizontal change of material will have a brick cap.
7. BUILDING MODULATION AND ARTICULATION: SECTION 20.110.014(I).7	
Intent: Long, large buildings can be monotonous if they contain large or long expanses of surface area with no detailing or shadow lines; recesses and projections in building walls help to proportion and subdivide the massing of large buildings. Tall building walls with little detailing emphasize their height and dwarf human beings. Tall building walls shall have an apparent base, middle, and top.	**Complies:** All building elevations have consistent details and articulation with an apparent base, middle, and top.
Standard: Facade Modulation. Any facade exceeding 30 feet in length shall include at least one change in wall plane, such as projections or recesses, having a depth of at least three (3) percent of the entire length of the facade; this projection or recess shall extend over at least 20% percent of the entire length of the facade.	**Complies:** All facades greater than 30 feet in length will have at least one change in wall plane: The maximum residential building wall length is approx. 133 feet which requires 4 ft deep recesses (3%) extending for a total of 26.6 ft. (20%). Each long facade has a minimum of 4 balconies per floor. Each balcony is 5 ft deep and combined, provide a minimum of 28 ft of recessed wall area per facade. The end elevations of residential buildings are approx. 60 ft long which requires a plane change of 1.8 ft extending 12 ft. in length. Each end elevation has a single-story shed extension that projects 6 ft. and extends 16 ft.
Roofs. Buildings larger than 50,000 square feet shall include both pitched and flat roofs with parapets.	**NA:** There are no buildings are larger than 50,000 SF**.**
Vertical Building Bays. All building facades shall consist of vertical building bays that are a maximum of 30 feet in width. The edges of each bay shall be defined by a vertical architectural feature that projects or recesses from the wall plane a minimum of eight (8) inches.	**Complies:** All facades consist of vertical bays that breakup the façade into bays that are a maximum of 30 ft in width. Bays are articulated with either balconies that are recessed 5 ft and project 2 ft beyond the facade or gables extending out a minimum of 8 inches.
Building Base. A recognizable base shall include, but shall not be limited to: • Thicker walls, ledges, or sills. • Integrally textured, colored, or patterned materials such as stone or other masonry. • Raised planters which are integral to the building face.	**Complies:** The residential buildings are articulated with a 1-story building base consisting of wide horizontal lap siding differentiated in color and texture from the rest of the wall area. This building base is differentiated from the wall above with a different material texture and a 4" think ledger trim which creates a shadow line at the transition of materials. The mixed-use buildings incorporate a concrete wall base and thin-brick veneer at the building base to enhance the Shopfront frontage. The clubhouse also incorporates thin-brick veneer at the building base, and retail buildings incoporate thin-brick veneer at the stoops to enhance the building entrances. Raised planters integral with a wood-frame structure create water intrusion issues and are not incorporated.
Building Top. A recognizable top shall include, but shall not be limited to: • Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently colored materials. • Sloping roofs with eaves and bracket.	**Complies:** All buildings have a building top defined by a sloped roof. Decorative brackets have been added to the main building gables. The commercial portion of the mixed-use buildings have a parapet with a shapped cornice creating an enhanced cap to the wall.

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1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

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8. BUILDING SCALE: SECTION 20.110.014(I).8	
Intent: To ensure a comfortable pedestrian experience, the scale of large buildings shall be visually reduced by elements that divide a large building into smaller proportions.	**Complies:** Each building is divided into smaller components with porches and balconies, gables, and changes in materials.
Standard: Building walls shall be subdivided and proportioned using features such as windows, entrances, storefronts, arcades, arbors, awnings, trellises, or other similarly scaled architectural details. These features shall cover at least 90% of the building front wall length and at least 60% of other building wall lengths. The full width of each vertical building bay that contains the previously listed details shall be counted towards the minimum length of the building that must contain these details.	**Complies:** Long residential facades are subdivided with balconies, windows, and entrances covering at least 120 ft (90%) of the front wall length. Side elevations are subdivided with windows, gables, and other similarly scaled features covering at least 36 ft. (60%) of the wall length.
9. PITCHED ROOF AND EAVES: SECTION 20.110.014(I).9	
Intent: Pitched roofs shall be simple hip, shed, or gable configurations. Roofline offsets shall be provided to lend architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof. The use of alternating dormers, stepped roofs, gables, or other roof elements can be used to add visual relief and articulation to the overall building form.	**Complies:** All buildings have a hipped or gabled roof with a variety of alternating gables to provide visual relief along each façade.
Standard: Allowed Pitch Roof Configurations. Pitched roofs shall be gable, hip, or shed configurations with overhanging eaves.	**Complies:** All buildings have hipped or gabled roof.
Visible Roof Standards: Roofs visible from pedestrian and vehicles shall be sloped and of an approved material in section20.110-20. Sloped roofs shall have a pitch of 3:12 rise: run to 12:12 rise: run. Any portion of visible sloped roofs exceeding (80) feet in length shall include scaling elements including, but not limited to, a change in plate height, dormers, stepped roofs, and / or gables.	**Complies:** All buildings have a hipped or gabled roof. The main roof of the residential building has a slope of 5:12. Gables along the façade are steeper between 6:12 and 8:12 to provide more dramatic interest as seen from the ground.
Allowed Slope. Pitched roofs shall have a minimum slope of four (4) feet vertical rise for every twelve (12) feet of horizontal run; the maximum slope is limited to one (1) foot vertical rise for everyone (1) foot of horizontal run.	**Complies:** See Visible Roof Standards above
Roof Modulation. A pitched roof more than 90 feet in length shall include a change in parapet height or pitched roof height at least every 90 feet. This change in height shall align with the vertical building bays. Buildings larger than 50,000 square feet shall include both pitched and flat roofs with parapets.	**Complies:** The maximum roof ridge length does not exceed 90 feet.
Roof Elements. Continuous pitched rooflines greater than 90 feet in length shall include roof elements that align with the vertical building bays and roof modulation. Roof elements shall include, but shall not be limited to, dormers, stepped roofs, gables, or other roof elements that add significant visual relief to the roof line.	**Complies:** The maximum roof ridge length does not exceed 90 feet.
10. GUTTER DOWNSPOUTS AND SCUPPERS: SECTION 20.110.014(I).10	
Intent: Building devices used to control rainwater shall be compatible with the roofing system and shall not dominate the facade of a building. Parapets and cornices shall not be interrupted by stormwater elements.	**Complies:** Sloped roofs have rain gutters and downspouts
Standards: Gutters, downspouts, and scuppers shall be constructed of high-quality, commercial grade metal. These elements shall be integrated into the design of the elevation, placed in harmony with the forms and openings. Parapets shall be continuous above scuppers. Gutters are prohibited on flat roofs. Gutters, downspouts, and scuppers shall be shown on drawings submitted for Architectural Standard approval.	**Complies:** Gutters and downspouts will be constructed with high-quality metal. Gutters will be painted to match the building trim color. Downspouts will be painted to match the adjacent wall color.
11. CUSTOMER AND PUBLIC ENTRANCES: SECTION 20.110.014(I).11	
Intent: Customer and public entrances shall ensure accessibility to the public, create primary focal points for the facade, and provide a comfortable proportion for the pedestrian entry.	**Complies:** Residential buildings incorporate common entrances for residents in conformance with the Stoop Frontage requirements. The clubhouse incorporates a generously proportioned Porch Engaged Frontage with a central gabled canopy entrance. Commercial tenants in the mixed-use buildings will have a Shopfront Frontage.
Standard: Number of Entrances. Buildings larger than 50,000 square feet (gross floor area) shall provide at least two (2) customer or public entrances. Buildings smaller than 50,000 square feet (gross floor area) are encouraged to provide multiple customer or public entrances.	**Complies:** Each building has multiple common or public entrances facing the front street or open space.
Location. Buildings larger than 50,000 square feet (gross floor area) shall orient customer or public entrances toward a public street or an internal street or drive.	**NA:** There are no buildings larger than 50,000 SF
Prominent Entrances. Each building on a site, regardless of size, shall have clearly defined, highly-visible customer entrances featuring no less than three (3) of the following: • Awnings or porticos • Overhangs • Recesses/projections • Arcades • Raised corniced parapets over the door • Peaked roof forms • Arches • outdoor patios • Architectural detail such as tile work and moldings integrated into the building structure and design • Integral planters or wing walls that incorporate landscaped areas and/or places for sitting	**Complies:** All buildings have public or common entrances in conformance with frontage types stipulated in the Form-Based Code. Residential buildings incorporate the Stoop Frontage with a projected portico with roof overhang in front of a recessed entrance. Double columns on each side of the stoop add additional architectural detail. Mixed-Use buildings incorporate a Shopfront Frontage with recessed entrances and awnings. Brick veneer with a wainscot base provides additional architectural detail. The clubhouse incorporates a Porch Engaged Frontage with a peaked roof form and arcade which shelters an outdoor patio.
Internal Circulation: All stairwells, corridors, and other circulation components of the building shall be completely enclosed within the building envelope.	**Complies:** Although the stairs are not within the thermal envelope of the building, they are within the physical envelope defined by the exterior façade and roof. The width of the opening was reduced to match the width of the adjacent windows to increase the sense of enclosure. In addition, the stairs occur at the rear of buildings away from the primary building frontage.

12. WINDOWS: SECTION 20.110.014(I).12	
Intent: Windows shall be vertically proportioned; this allows the window opening to appear to be structurally supported. Window trim is not compatible with masonry construction. Upper story windows shall logically align with building bays and windows on the ground floor, so the upper floors look like they are part of the same building as the ground floor.	**Complies:** Windows are vertically proportioned and stacked on all floors.
Standards: Window Proportion. Windowpanes shall be vertically proportioned.	**Complies:** Windows are vertically-proportioned 3' wide by 5' wide single-hung windows.
Window Trim. Window openings on brick, stone, cast stone, or synthetic stone buildings shall not be trimmed. Lintels, sills, and arches are not considered trim. Window openings without trim or molding shall have window frames at least two (2) inches wide when looking at the finished façade of the building.	**Complies:** Window trim is greater than 2 inches wide.
Upper Story Windows. Windows located above the ground floor shall align with ground floor windows, ground floor doors, and the building modulation.	**Complies**
Display Windows. The light source for display windows shall not be visible from the exterior of the building.	**Complies:** Interior display lighting at commercial windows will be shielded and not visible from the exterior. This will be incorporated into the tenant improvements for each space.
13. GLAZING: SECTION 20.110.014(I).13	
Intent: The ground floor of commercial buildings shall be transparent. Ground floor transparency guarantees a visual connection to the passers-by and is usually necessary for most commercial structures. By exposing the ground floor to the exterior, there is an invitation to participate with the activity inside.	**Complies:** Residential buildings will provide ground-floor transparency based on the operational requirements of individual residential units within each building. Commercial spaces within mixed-use buildings will have transparence based on the Shopfront Frontage standards.
Standard: Required Transparency for Primary Facades. Primary facades shall be glazed and transparent according to the table in this section of the standards: Commercial uses in the mixed use buildings are in the T4-MS Transect and shall have 75% transparent glazing in the pedestrian view plane facing the primary street (frontage road). - Between 25%and 60% of the second-floor façade and above shall be transparent glazing. - Transparent glass shall possess a minimum 60% light transmittance factor. - Areas of the building that are functionally restricted from providing vision glass may be exempted provided other architectural scaling techniques are employed. - No highly reflective glazing shall be permitted within the lower 80% of the building façade (maximum reflectance factor of .20) No first floor reflective coating is permitted.	**Complies:** All building facades will incorporate glazing in conformance with the requirements of this code section.
Primary Facades. A primary facade shall be considered any front facade or facade that fronts onto a street, access way, pedestrian walkway, or internal drive; alleys and service drives shall not be considered streets, access ways, or internal drives for the purposes of this requirement.	**Complies:** All primary facades shall meet the requirements of this code section.
Pedestrian View Plane. The pedestrian view plane shall be defined as the exterior wall area located between two (2) feet and ten (10) feet above the exterior grade.	**Complies:**
Exclusions. This standard shall not apply if the Director determines that the required transparency is inconsistent with the operational requirements of the building.	**Noted**

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1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

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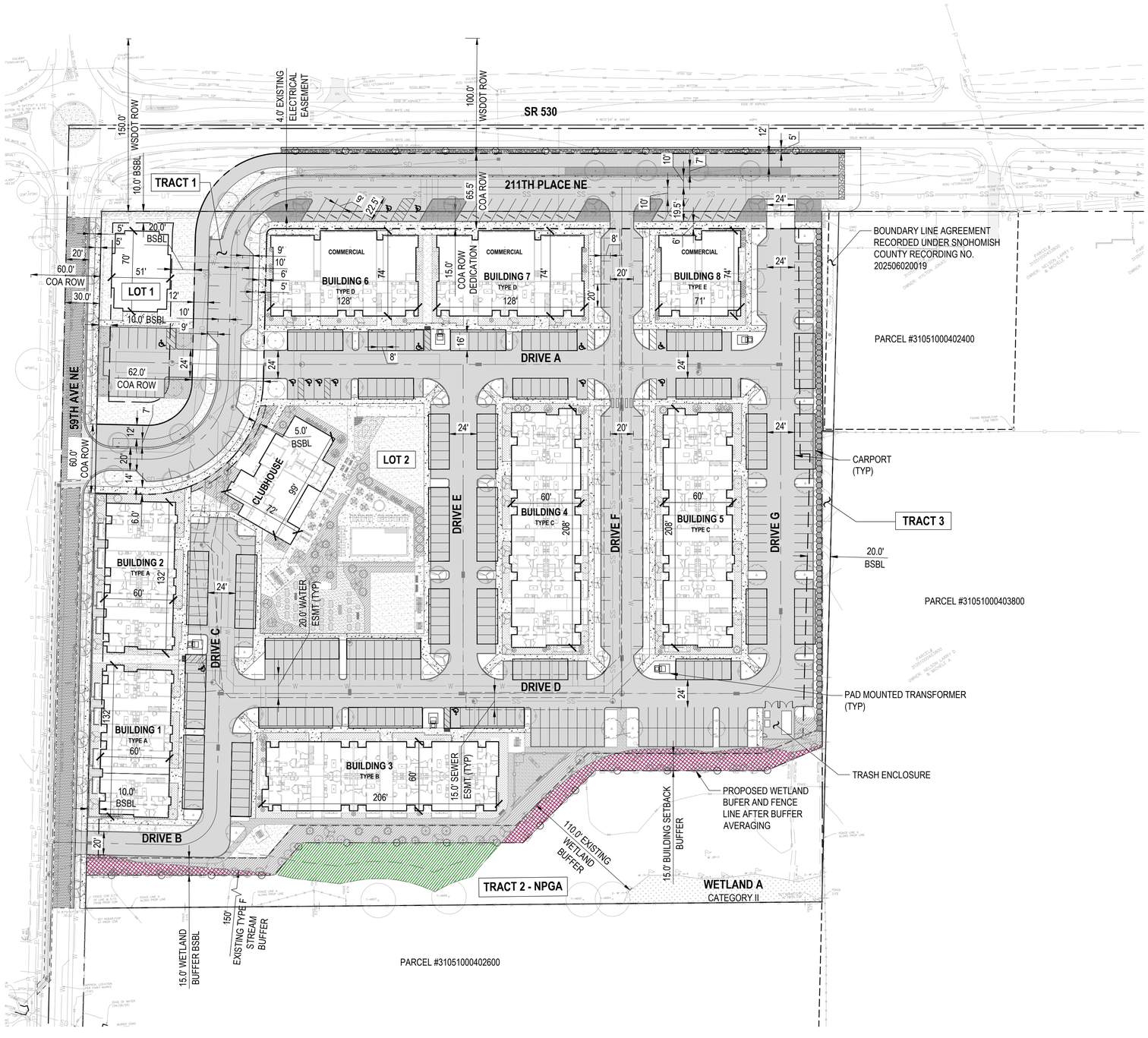
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

FORM-BASED CODE COMPLIANCE

SHEET
A.07

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



SUMMARY OF LOTS

LOT NUMBER	SQUARE FOOTAGE	ACREAGE
1	14,958 SF	0.34 ACRES
2	296,581 SF	6.81 ACRES

SUMMARY OF TRACTS

TRACT NUMBER	NOTE	SQUARE FOOTAGE	ACREAGE
1	211TH PL NE TO BE DEDICATED TO THE CITY OF ARLINGTON	25,620 SF	0.59 ACRES
2	NATIVE GROWTH PROTECTION AREA (INCLUDES STREAM AND WETLAND BUFFER)	44,559 SF	1.02 ACRES
3	RESERVED FOR POTENTIAL FUTURE BLA WITH EAST NEIGHBOR	1,986 SF	0.05 ACRES

BUILDING TYPE SUMMARY

BUILDING TYPE	SQUARE FOOTAGE
TYPE A	21,012 SF
TYPE B	33,609 SF
TYPE C	33,981 SF
TYPE D	23,150 SF
TYPE E	12,595 SF
CLUBHOUSE	5,100 SF
LOT 2 - COMMERCIAL	12,000 SF (ACROSS 3 BUILDINGS)
LOT 1 - COMMERCIAL	3,330 SF

BUFFER MITIGATION

	STREAM REDUCTION AREA	1,481.82 SF
	STREAM ADDITION AREA	1,487.14 SF
NET 5.32 SF ADDITIONAL STREAM BUFFER		
	WETLAND REDUCTION AREA	4,312.56 SF
	WETLAND ADDITION AREA	4,322.92 SF
NET 10.36 SF ADDITIONAL WETLAND BUFFER		

NOTES:

1. SEE A.08 ARCHITECTURAL SITE PLAN FOR ZONING DATA, SITE DENSITY, UNIT AREAS, PARKING CALCULATIONS, OPEN SPACE, AND MINI-PARK CALCULATIONS.

LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- OPEN SPACE AND MINI-PARK BOUNDARY
- SIGN POST
- ASPHALT PAVING
- CONCRETE SIDEWALK
- ASPHALT GRIND & OVERLAY
- BUFFER REDUCTION
- BUFFER ADDITION
- CRITICAL AREA SPLIT RAIL FENCE

N

0 25' 50' 100'

1 inch = 50 feet

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2	6/24/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 SUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 SUBMITTAL

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CHECKED BY MNF | APPROVED BY JSF
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JEREMY S. FERRIS — STATE OF WASHINGTON — 29847 — REGISTERED PROFESSIONAL ENGINEER
09/25/2025

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

SITE PLAN

SHEET C1.00

Sep 25, 2025 - 3:42pm MeghanM Z:\2400001-2409999\2400346 Arlington Apartments\CAD\Design\Entitlement\C1.00 AA SP.dwg

ZONING DATA (REVISED APPLICATION - (09/2025)

SITE ADDRESS:	21117 59TH AVE NE ARLINGTON, WA
PARCEL NO:	31051000402700
ZONING:	MIXED-USE COMMUNITY CENTER T4-MS (T4-MAIN STREET) T4N-MV (t4- NEIGHBORHOOD MEDIUM VALUE)
AIRPORT PROTECTION DISTRICT SUBDISTRICT:	C - AVIATION EASEMENT FROM ARLINGTON MUNICIPAL AIRPORT IS REQUIRED
HEIGHT:	3 STORIES 48'-6"
PROPOSED USE:	FUTURE COMMERCIAL 206 APARTMENT UNITS IN 8 BUILDINGS

SITE AREA / DENSITY			
GROSS SITE AREA:	**8.81**	**ACRES**	**383,704 SF**
TRACT #1: 211TH PLACE NE	0.59	ACRES	25,620 SF
TRACT #2: NGPA	1.02	ACRES	44,559 SF
TRACT #3:	0.05	ACRES	1,986 SF
LOT 1: FUTURE COMMERCIAL: (NW CORNER)	**0.34**	**ACRES**	**14,958 SF**
LOT 2: NET SITE AREA:	**7.40**	**ACRES**	**296,581 SF**
RESIDENTIAL DENSITY PER EMC			
GROSS DENSITY:	**23**	**DU/ACRE**	
NET DENSITY:	**30**	**DU/ACRE**	

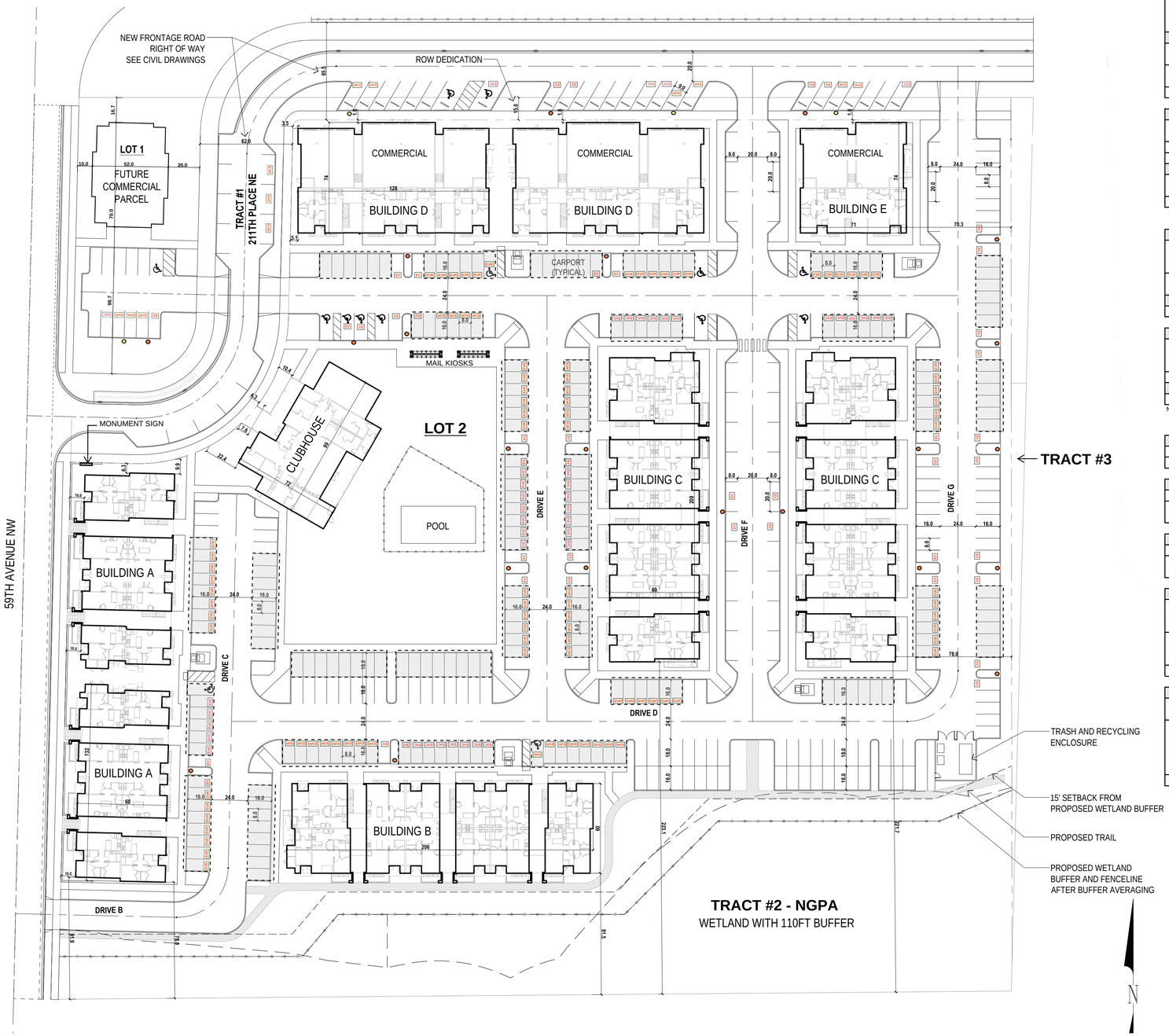
BUILDING SQUARE FOOTAGES			
BUILDING A:	21,012	X 2 =	42,024 SF
BUILDING B:	33,609	X 1 =	33,609 SF
BUILDING C:	33,981	X 2 =	67,962 SF
BUILDING D:	23,150	X 2 =	46,300 SF
BUILDING E:	12,595	X 1 =	12,595 SF
CLUBHOUSE:			5,110 SF
COMMERCIAL AREA:	15,120	SF (INC IN BLDG AREA ABOVE)	
TOTAL AREA:			**207,600 SF**

UNIT AREAS				
TYPE	**COUNT**	**AREA**	**AVE SIZE (SF)**	**PERCENTAGE**
1B / 1B	152	110,515	727	74%
2B / 2B	42	41,298	983	20%
3B / 2B	12	14,652	1221	6%
206		**166,465**	**808**	**100%**

PARKING REQUIRED BY 20.110-7

RESIDENTIAL PARKING REQUIRED				
TYPE	**COUNT**	**PARKING REQUIRED**	**STALLS REQUIRED**	**BIKE PARKING**
1B / 1B	152	1.5	228	38
2B / 2B	42	2.5	105	21
3B / 2B	12	3	36	9
206		**1.79**	**369**	**68**

RESIDENTIAL PARKING PROVIDED		
SURFACE (PERPENDICULAR)		94
SURFACE (CARPORTS)		206
SURFACE (PARALLEL)		29
TANDEM SPACES:		35
STREET PARKING (AT CLUBHOUSE):		5
		369
ACCESSIBLE	(300 TO 400 SP = 8)	11
TOTAL RESIDENTIAL PARKING PROVIDED		**380**



FUTURE COMMERCIAL PROPOSED AND PARKING REQ'D			
NAME	**AREA (SF)**	**PARKING REQUIRED**	**PARKING**
COMMERCIAL	**15,120**	**0.001**	**16**
COMMERCIAL STALLS REQUIRED PER 20.110.014 (C) (2)			
<3,500 SF = NO SPACES REQUIRED			
>3,500 SF = 1/1,000 SF MAX			
COMMERCIAL PARKING PROVIDED			
STREET PARKING (DIAGONAL)			23
STREET PARKING (PARALLEL)			7
			30
ACCESSIBLE (26 TO 50 SP = 2)			3
TOTAL COMMERCIAL PARKING PROVIDED			**33**

FUTURE LOT 1 COMMERCIAL PROPOSED AND PARKING REQ'D			
NAME	**AREA (SF)**	**PARKING REQUIRED**	**PARKING**
COMMERCIAL	**3,300**	**0.0033**	**11**
COMMERCIAL STALLS REQ'D AT 1 SPACE PER 300 SF PER ZONING CODE			
COMMERCIAL PARKING PROVIDED			
ON-SITE STREET PARKING			11
ACCESSIBLE (1 TO 25 SP = 1)			1
TOTAL LOT 1 COMMERCIAL PARKING PROVIDED			**12**

RESIDENTIAL EV PARKING REQUIRED			
STALLS	**EV CHARGER (EV)**	**EV READY (EVR)**	**EV CAPABLE (EVC)**
	10%	25%	10%
171 EV SPACES	38	95	38
RESIDENTIAL EV PARKING PROVIDED			
171 EV SPACES	38	95	38

COMMERCIAL EV PARKING REQUIRED			
STREET PARKING	**EV CHARGER**	**EV READY**	**EV CAPABLE**
43 SPACES	**10%**	**25%**	**10%**
21 SPACES	5	11	5
COMMERCIAL EV PARKING PROVIDED			
22 SPACES	5	12	5

NOTE: LOCATIONS OF EV PARKING ARE PRELIMINARY AND WILL BE CONFIRMED DURING CONSTRUCTION DOCUMENTS

WETLAND BUFFER AREA	
BUFFER AREA:	44,559 SF
BUFFER DISTANCE PROPOSED	110 FT

OPEN SPACE REQUIRED	
NET LOT AREA	**OPEN SPACE REQUIRED**
296,581 SF	14,829 SF

LOT 1 OPEN SPACE REQUIRED	
NET LOT AREA	**OPEN SPACE REQUIRED**
14,958 SF	748 SF

MINI-PARK REQUIREMENT				
OCCUPANT PER UNIT		**UNITS**	**MINI-PARK OCC**	**MINI-PARK SF (OCC X 65 SF)**
1B / 1BTH	1.4	152	212.8	13,832
2B / 2BTH	2.2	42	92.4	6,006
3B / 2BTH	3.2	12	38.4	2,496
		206	**343.6**	**22,334**

OPEN SPACE AND MINI-PARK PROVIDED	
MINI-PARK 1	22,334 SF
TOTAL MINI-PARK AREA	**22,334 SF**
OPEN SPACE 1 (ADJACENT TO MINI PARK)	7,610 SF
OPEN SPACE 2 (ALONG WETLAND BUFFER)	18,145 SF
OPEN SPACE 3 (WITHIN BUFFER AREA)	3,707 SF
TOTAL OPEN SPACE AREA	**29,462 SF**

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ARLINGTON GARDEN APARTMENTS
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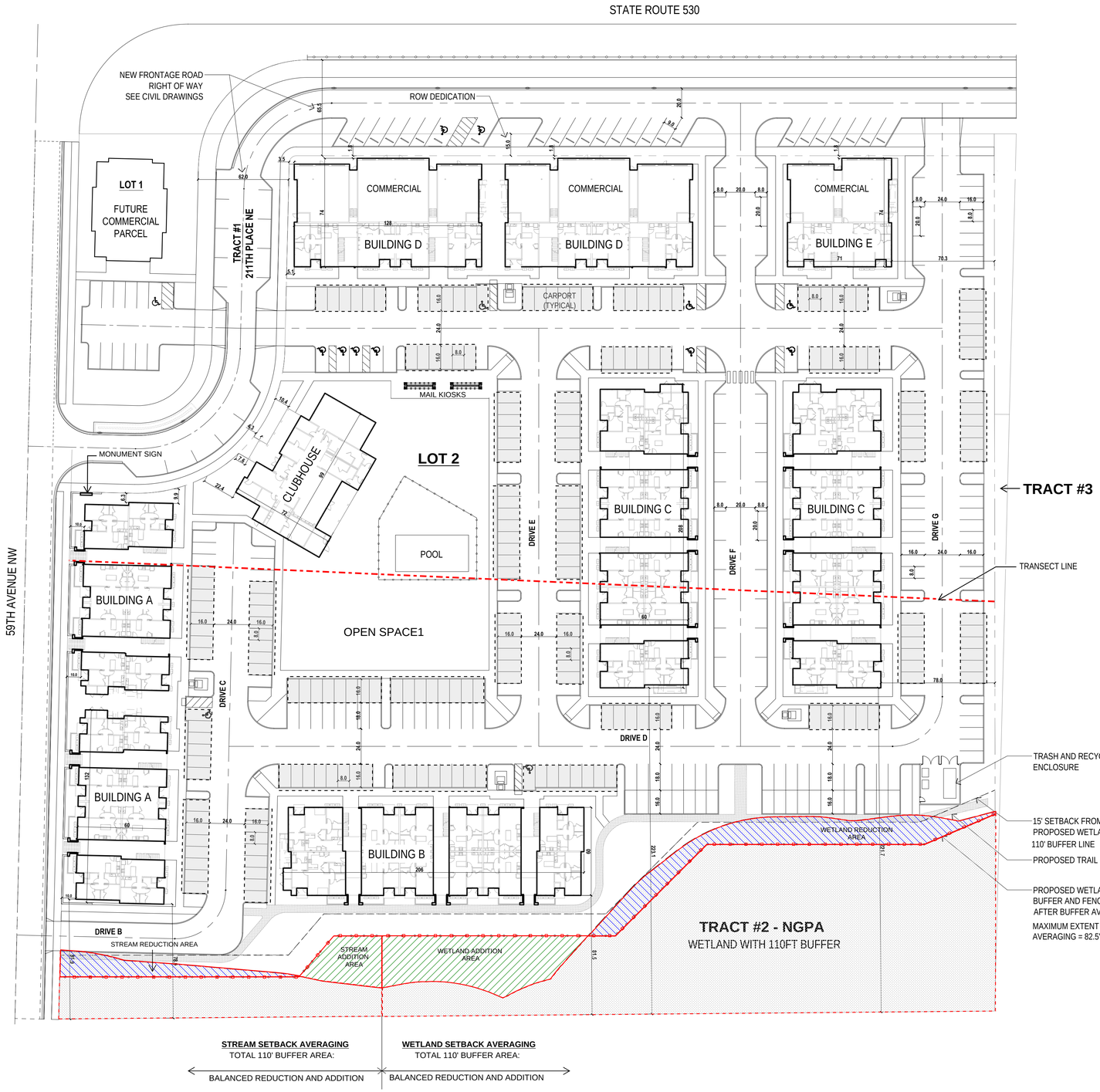
ARCHITECTURAL SITE PLAN

SHEET
A.08



BUFFER MITIGATION TABLE		
	STREAM REDUCTION AREA	1,481.82 SF
	STREAM ADDITION AREA	1,487.14 SF
NET 5.32 SF ADDITIONAL STREAM BUFFER		
	WETLAND REDUCTION AREA	4,312.56 SF
	WETLAND ADDITION AREA	4,322.92 SF
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WETLAND AVERAGING
AMC SECTION 19.02 - Scale: 1"=40'

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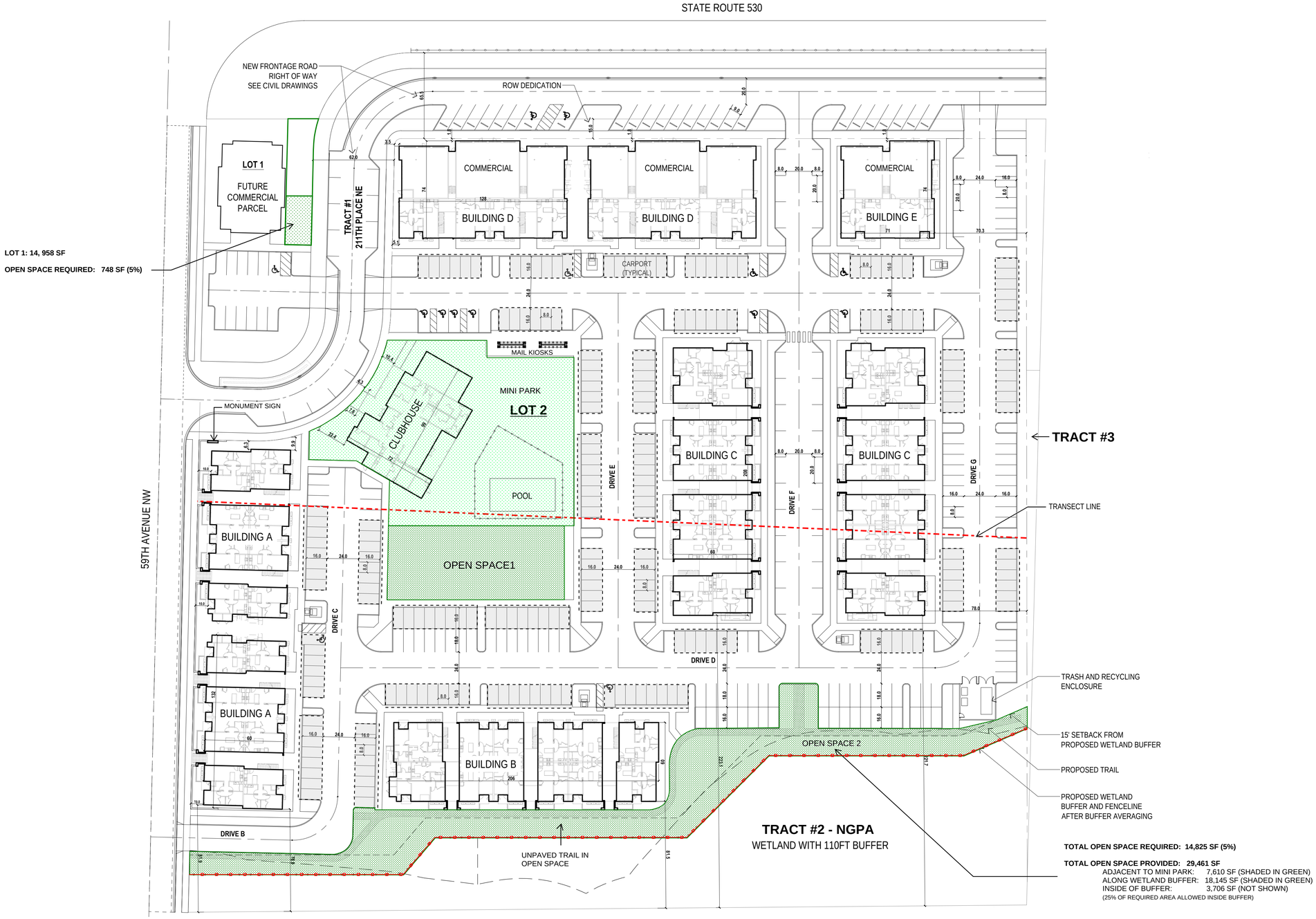
A.09



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ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

MINI PARK AND OPEN SPACE
AMC SECTIONS 20.52.030,20 110.014 (h) - 1"=40'

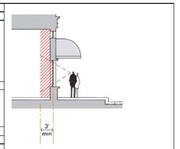
SHEET
A.10

FRONTAGE TYPES

SECTION 20.110.014 (D)

Shopfront

Section		Plan	
Lot	ROW	Lot	ROW



A.	Description
The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overhang the sidewalk. It may be used in conjunction with other frontage types.	
B.	**Size**
Distance between glazing (Section 20.11 Arch. Standards)	2' max.
Ground floor transparency	75% min.
Depth of recessed entries	5' max.
C.	**Awning**
Depth (B)	4' min.
Setback from curb (C)	2' min.
Height, clear (D)	8' min.
D.	**Miscellaneous**
Residential windows shall not be used.	
Doors may be recessed as long as main façade is at BTL.	
Open-ended awnings are encouraged.	
Rounded and hooped awnings are discouraged.	
Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.	

Stoop

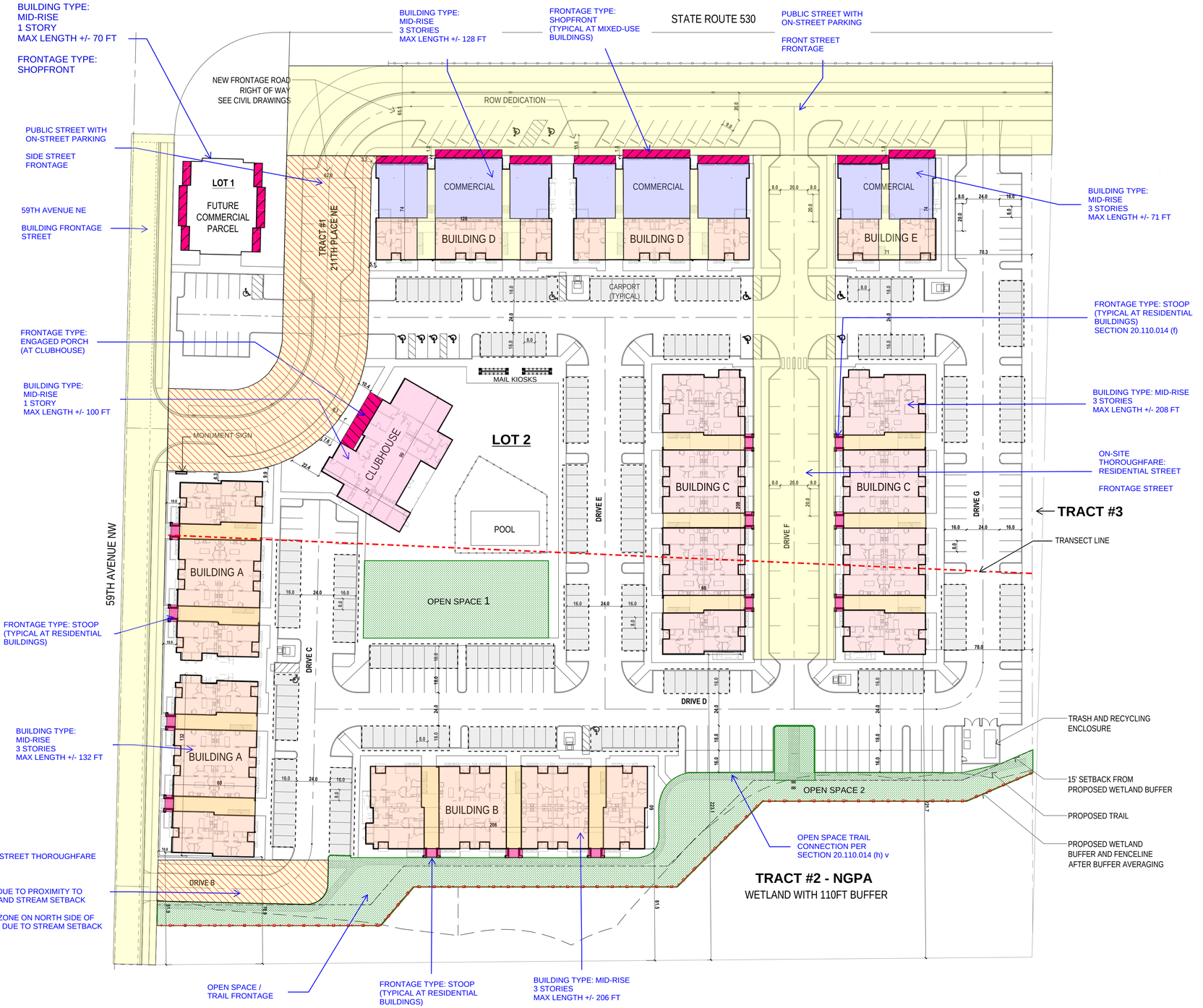
Section		Plan	
Lot	ROW	Lot	ROW

A.	Description
The main façade of the building is near the frontage line and the elevated stop engages the sidewalk. The Stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side loaded. This type is appropriate for residential uses with small setbacks.	
B.	**Size**
Width, clear (A)	5' min. - 8' max.
Depth, clear (B)	5' min. - 8' max.
Height, clear (C)	8' min.
Height	1 story, max
Depth of recessed entries (D)	6' max.

Porch Engaged

Section		Plan	
Lot	ROW	Lot	ROW

A.	Description
The main façade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The engage porch has two adjacent sides of the porch that are engaged to the building while the other two are open.	
B.	**Size**
Width, clear (A)	10' min.
Depth, clear (B)	8' min.
Height, clear (C)	8' min.
Height	2 stories, max
Furniture area, clear (D)	4' x 6' min.
Path of travel (E)	3' wide, min.
C.	**Miscellaneous**
Up to 40% of the building façade may project beyond the setback line into the encroachment area for this frontage type.	
Engaged porches must be open on two sides and have a roof.	



BUILDING TYPES

SECTION 20.110.014 (e)

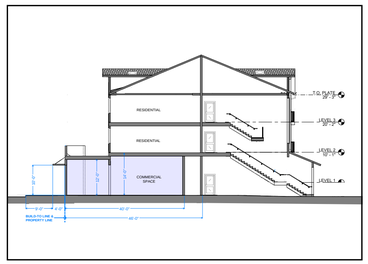
Mid-Rise

A. Description	F. Private Open Space
This building type is medium to a medium-to-large-sized structure, built on a large lot that typically incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses; or it may be used as a single-use building, typically service or residential, where ground floor retail is not appropriate. This type is a primary component of a downtown mass street and higher densities that promote walkability.	No private open space requirement.
B. Number of Units	**D. Allowed Frontage Types**
Unrestricted	Dooryard, Forecourt, Gallery, Shopfront, Stoop
C. Building Size and Massing	**E. Pedestrian Access**
Height	Upper-Floor (D): Units shall be accessed by a common entry along the front street.
Per transect zone standards in Section 20.110.014(c).	Ground-Floor (B): Units may have individual entries along the front street or side street.
Main Body	**G. Courtyard (c)**
Floors 1-2: Width (A) 150' max. Depth (B) 150' max.	Courtyards where provided shall meet the following standards:
Floors 3+: Width (C) 65' max.	Width (c) 20' min. 50' max.
	Width-to-Height Ratio 1:2 to 2:1
	Depth (D) 20' min. 150' max.
	Depth-to-Height Ratio 1:1 to 3:1
	Miscellaneous
	The floorplate of any floor may not be larger than the floor below.

Stacked Flats

A. Description	F. Private Open Space
A medium to large sized structure that consists of multiple dwelling units accessed from a courtyard or series of courtyards. Each unit may share its own individual entry or may share a common entry. This type is appropriately scaled to fit adjacent to local serving main streets and walkable urban neighborhoods. It enables appropriately scaled, well designed higher densities and is important for providing a broad choice of housing types, including affordable units, and promoting neighborhood walkability. This building type may include a courtyard.	No private open space requirements.
B. Number of Units	**D. Allowed Frontage Types**
Units per Building: 12 min. Stacked Flats per Lot: 2 max.	Forecourt, Porch: Projecting, Stoop
C. Building Size and Massing	**E. Pedestrian Access (1):** Units shall enter from a courtyard or a street.
Height (see footnote 1)	Courtyards shall be accessible from the front street.
Main Body	Each unit may have an individual entry.
Width (A) 200' max. Depth (B) 220' max.	**Courtyard (c)**
	Width 40' min. / 160' max.
	Width/Height Ratio 1:2 min. 3:1 max.
	Depth 40' min. /150' max.
	Depth/Height Ratio 1:2 or 3:1
	Area (Total) 400 sf min. 50 sf min per unit
	Footnotes 1 Height shall also comply with transect zone standards in Section 20.110.014 (c)

MIXED-USE BUILDING SECTION



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ARLINGTON, WASHINGTON

BLDG. TYPE AND FRONTAGE DIAGRAM
AMC SECTION 20.110.014 (d). (e)- 1"=40'

SHEET **A.11**

BUILDINGS ALONG THE FRONTAGE STREET FACING SR530

BUILDING TYPE: MID-RISE **FRONTAGE TYPE: SHOPFRONT**

FRONT STREET SETBACK: 0' FEET TO MINIMUM BUILD-TO LINE PORTIONS OF FACADE WILL BE SETBACK UP TO 5 FEET TO COMPLY WITH BUILDING MODULATION REQUIREMENTS.

SIDE STREET SETBACK: 5' MINIMUM AS REQUIRED IN T4-MS ZONE.

DRIVE AISLE SETBACKS: 3' TO PEDESTRIAN ZONE, 15'-0" TO PARKING (10' MINIMUM TO DRIVE AISLE REQUIRED PER 20.110.014 (G) B.15)

STATE ROUTE 530

FUTURE COMERCIAL IN LOT 1:

BUILDING TYPE: MID-RISE
FRONTAGE TYPE: SHOPFRONT

FRONT STREET SETBACK: 10 FEET
(5' MIN / 20' MAX)
SIDE STREET SETBACKS: 20 FEET

100% OF THE BUILDING FRONTAGE ALONG THE FRONT STREET IS WITHIN THE FRONT FACADE ZONE

43% OF THE BUILDING FRONTAGE ALONG THE SIDE STREET IS WITHIN THE SIDE STREET FRONTAGE

NEW FRONTAGE ROAD
RIGHT OF WAY
SEE CIVIL DRAWINGS

ROW DEDICATION

LOT 1
FUTURE COMMERCIAL PARCEL

TRACT #1
211TH PLACE NE

COMMERCIAL
BUILDING D
BUILDING E

CARPORT (TYPICAL)

BUILDINGS ALONG 59TH AVE NE:

BUILDING TYPE: MID-RISE
FRONTAGE TYPE: ENGAGED PORCH

FRONT STREET SETBACK: NA

SIDE STREET SETBACK: VARIES BETWEEN 4 FEET AND 32 FEET. AVERAGE SETBACK = 18 FEET (SHOWN SHADED)

DRIVE AISLE SETBACKS: 4' TO PEDESTRIAN ZONE, 17'-0" TO PARKING (10' MINIMUM TO DRIVE AISLE REQUIRED PER 20.110.014 (G) B.15)

MAIL KIOSKS

MONUMENT SIGN

CLUBHOUSE

LOT 2

POOL

OPEN SPACE 1

BUILDING A

BUILDING B

BUILDING C

DRIVE C

DRIVE D

DRIVE E

DRIVE F

DRIVE G

59TH AVENUE NW

PUBLIC SIDE STREET THOROUGHFARE

59TH AVENUE NE

PUBLIC FRONT STREET THOROUGHFARE

100% OF BUILDING FRONTAGE IS WITHIN FRONT FACADE ZONE TYPICAL

BUILDINGS ALONG 59TH AVE NE:

BUILDING TYPE: MID-RISE
FRONTAGE TYPE: STOOP

FRONT STREET SETBACK: 10 FEET TO MAXIMUM BUILD-TO LINE SETBACK TO ACCOMMODATE STOOP FRONTAGE AND STEPS TO SIDEWALK.

SIDE STREET SETBACK: 5' MINIMUM AS REQUIRED IN T4-MS ZONE.

DRIVE AISLE SETBACKS: 2' TO PEDESTRIAN ZONE, 14'-0" TO DRIVE AISLE (10' MINIMUM TO DRIVE AISLE REQUIRED PER 20.110.014 (G) B.15)

PRIVATE RESIDENTIAL SIDE STREET THOROUGHFARE

DRIVE B

OPEN SPACE 2

OPEN SPACE / TRAIL FRONTAGE

TRACT #2 - NGPA
WETLAND WITH 110FT BUFFER

BUILDINGS ALONG THE OPEN SPACE TRAIL AREA

BUILDING TYPE: MID-RISE
FRONTAGE TYPE: STOOP

FRONT SETBACK: 1' FEET TO BUILDING BUILD-TO LINE, 5' SETBACK AT STOOPS (OPEN SPACE DOES NOT INCLUDE SIDEWALK)

SIDE STREET SETBACK: NA

DRIVE AISLE SETBACKS: 10'-0" TO PARKING (10' MINIMUM TO DRIVE AISLE REQUIRED PER 20.110.014 (G) B.15)

OPEN SPACE / TRAIL FRONTAGE

BUILDINGS ALONG THE PRIVATE RESIDENTIAL STREET THOROUGHFARE

BUILDING TYPE: MID-RISE
FRONTAGE TYPE: STOOP

FRONT SETBACK: 6' FEET TO BUILDING BUILD-TO LINE, 0' SETBACK AT STOOPS

SIDE STREET SETBACK: NA

DRIVE AISLE SETBACKS: 6' TO PEDESTRIAN ZONE, 18'-0" TO PARKING (10' MINIMUM TO DRIVE AISLE REQUIRED PER 20.110.014 (G) B.15)

TRACT #3

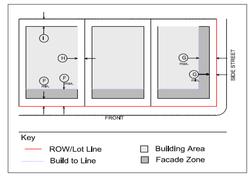
TRANSECT LINE

LEGEND

0' MIN, 10' MAX BUILD-TO-LINE AND FACADE ZONE

AVERAGE SETBACK

Place Type: Mixed Use Community Center



Building Placement			
	T4-MS	T4-F	T4N-MV
Build-to-Lines			
Front (F)	0'min. 10'max.[6,7]	0'min. 10'max.	0'min. 10'max.
BTL Defined by a Building:			
Front Lots <50'wide	60% min.	100% min.	100% min.
Front Lots ≥50' wide	60% min.	75% min.	75% min.
Side Street (G)	30% min.	60% min.	60% min.
Setbacks			
Front (F)	5'min. 20'max	10'min. 20'max	10'min. 20'max.
Side Street (G)	10'min. 20'max	10'min. 20'max	10'min. 20'max.
Side: (H)			
Main Building	10'min.	10'min.[8]	10'min.
Accessory Structure	5'min.	5'min.	5'min.
Rear: (I)			
Main Building	20'min.	20'min.	20'min.
Accessory Structure	5'min.	5'min.	5'min.
Façade within a Façade Zone			
Front	75% min.	75% min.	75% min.
Side Street	50% min.	50% min.	50% min.

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

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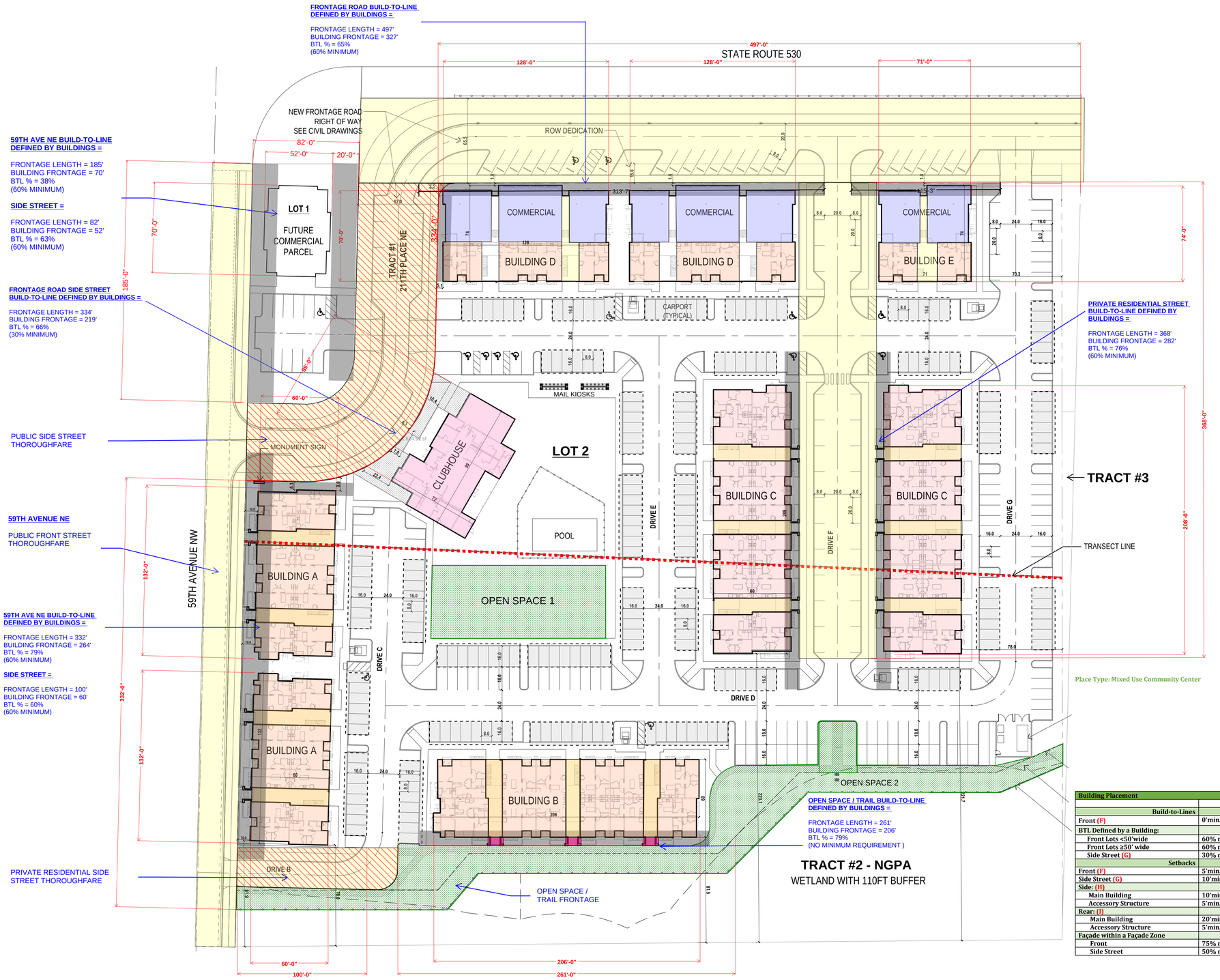
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

BUILD TO LINE/SETBACK DIAGRAM
AMC SECTION 20.110.014 (c) (2) - 1"=40'

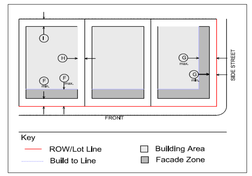
SHEET
A.12



LEGEND

- 0' MIN, 10' MAX BUILD-TO-LINE AND FACADE ZONE
- AVERAGE SETBACK

Place Type: Mixed Use Community Center



Building Placement			
	T4-MS	T4-F	T4N-MV
Build-to-Lines			
Front (F)	0'min. 10'max.[6,7]	0'min. 10'max.	0'min. 10'max.
BTL Defined by a Building:			
Front Lots <50' wide	60% min.	100% min.	100% min.
Front Lots ≥50' wide	60% min.	75% min.	75% min.
Side Street (G)	30% min.	60% min.	60% min.
Setbacks			
Front (F)	5'min. 20'max	10'min. 20'max	10'min. 20'max.
Side Street (G)	10'min. 20'max	10'min. 20'max	10'min. 20'max.
Side: (H)			
Main Building	10'min.	10'min.[8]	10'min.
Accessory Structure	5'min.	5'min.	5'min.
Rear: (I)			
Main Building	20'min.	20'min.	20'min.
Accessory Structure	5'min.	5'min.	5'min.
Façade within a Façade Zone			
Front	75% min.	75% min.	75% min.
Side Street	50% min.	50% min.	50% min.

NO.	DATE	BY	CHD.	APPR.	REVISION
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1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

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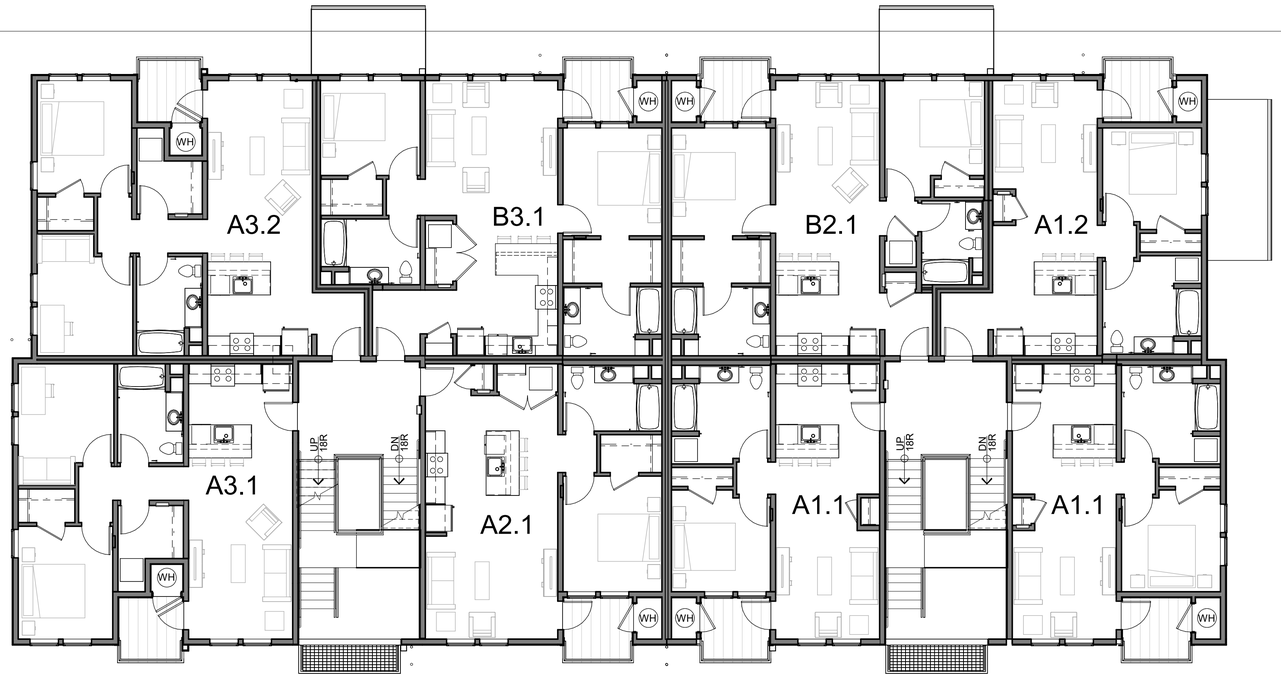
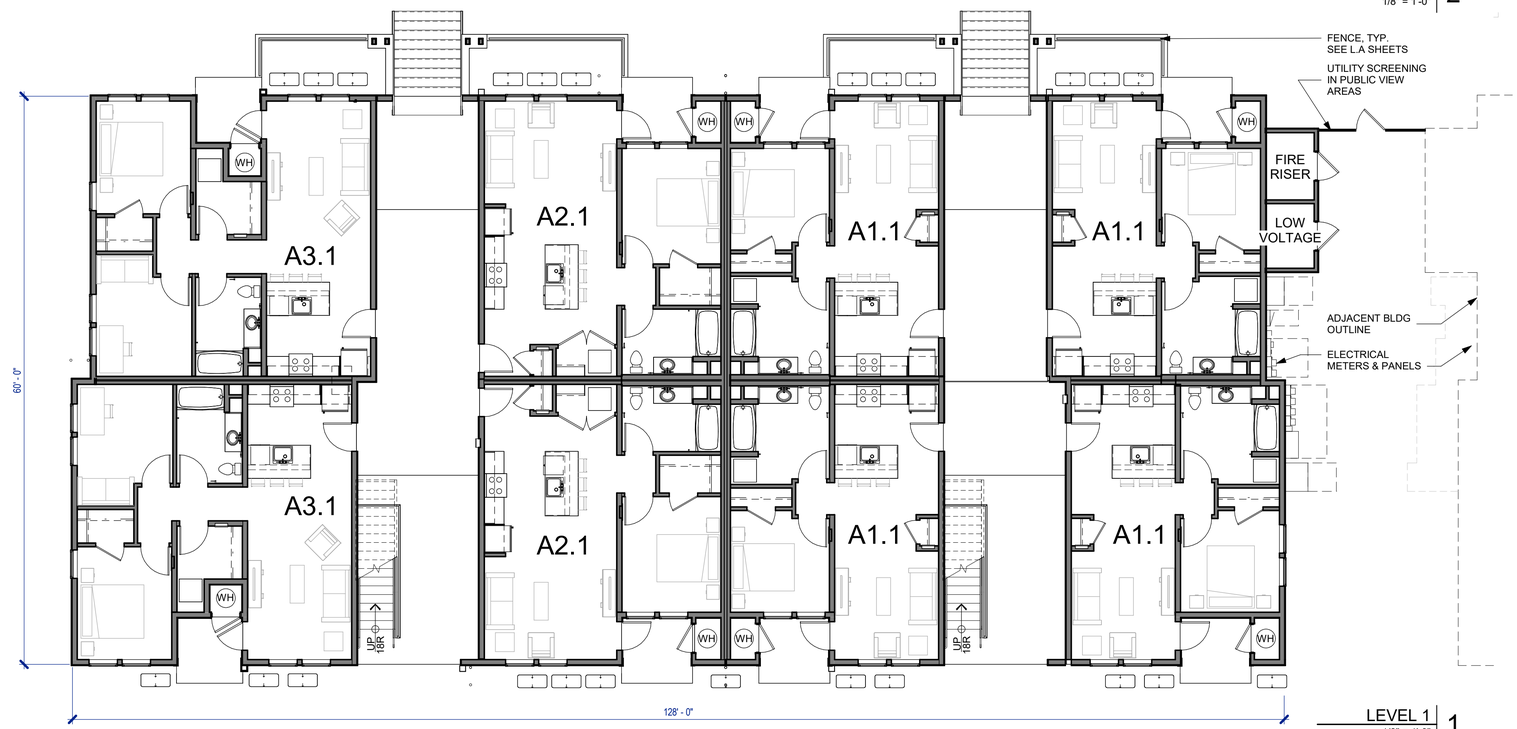
ARLINGTON, WASHINGTON

BUILD TO LINE DEFINED BY BUILDINGS
AMC SECTION 20.110.014 (c) (2) - 1"=40'

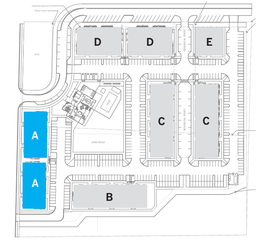
SHEET
A.13



LEVELS 2 & 3
1/8" = 1'-0"
2



LEVEL 1
1/8" = 1'-0"
1



KEY PLAN
BUILDING A

0 4 8 12
FT
SCALE: 1/8"=1'-0"

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
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0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

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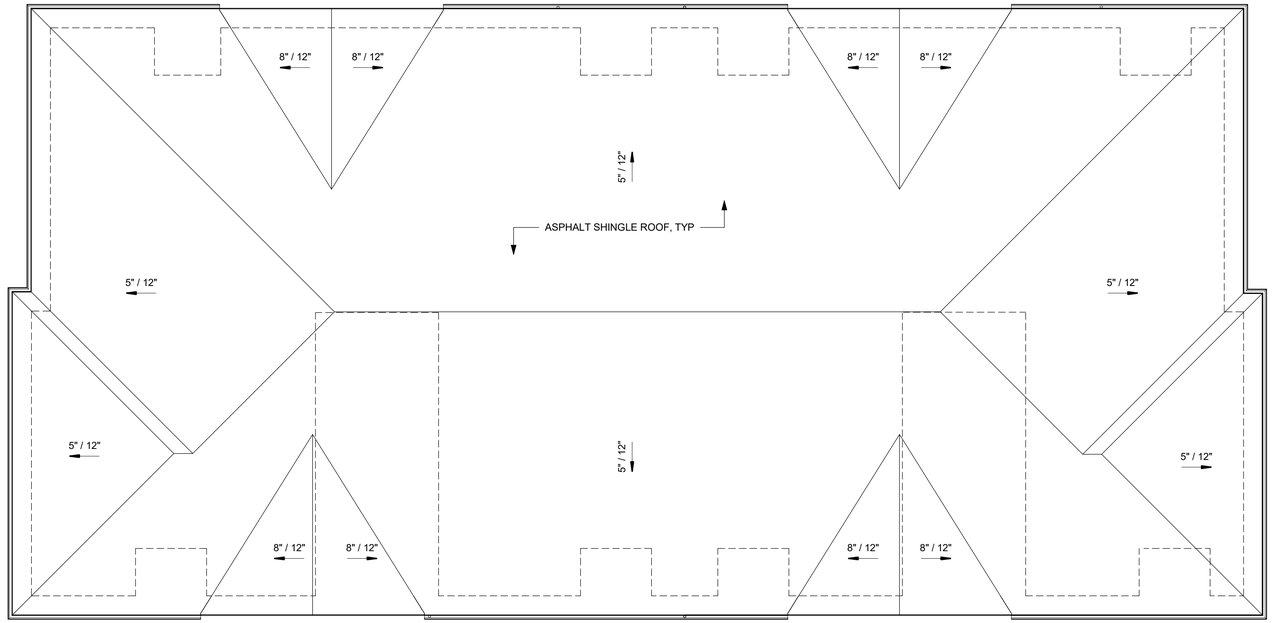
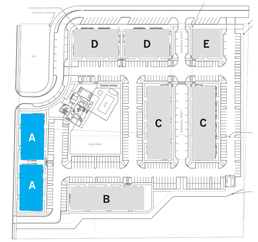
FLOOR PLANS
Building A

SHEET
A.23



ROOF PLAN
1/8" = 1'-0" 1



KEY PLAN
BUILDING A

0 4 8 12
FT
SCALE: 1/8"=1'-0"

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
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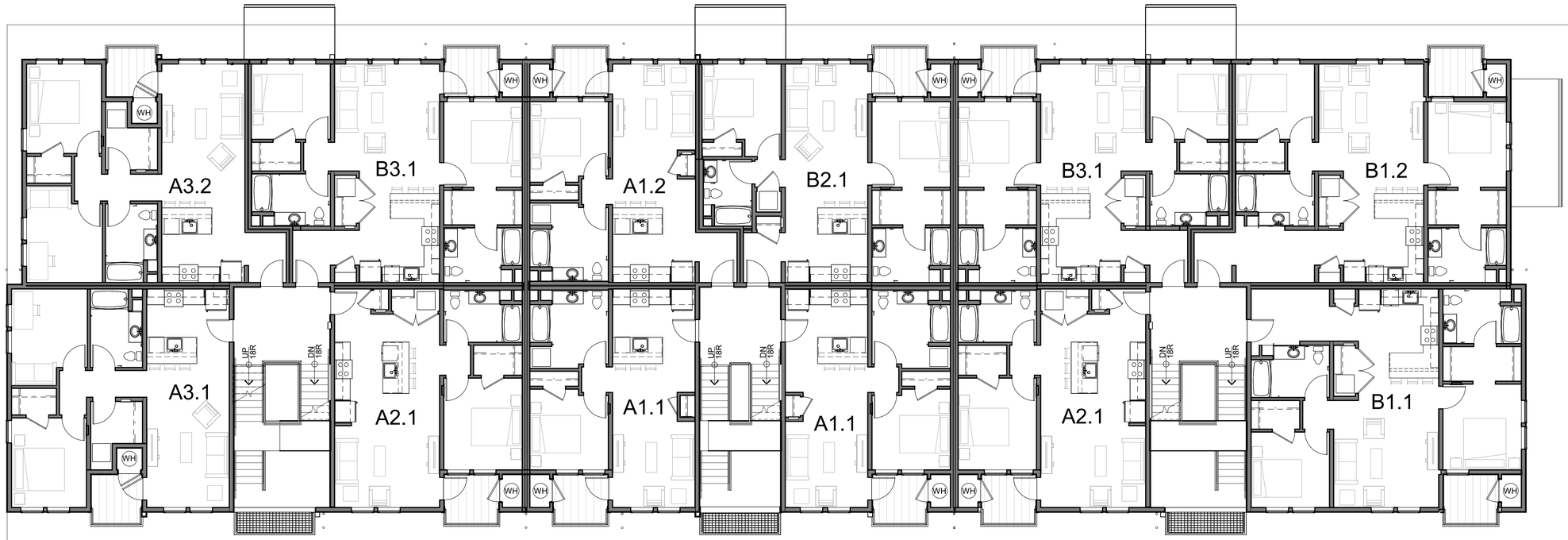
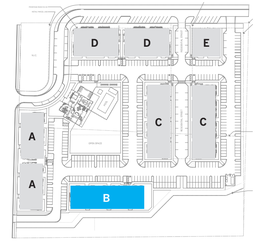
ARLINGTON, WASHINGTON

ROOF PLAN
Building A

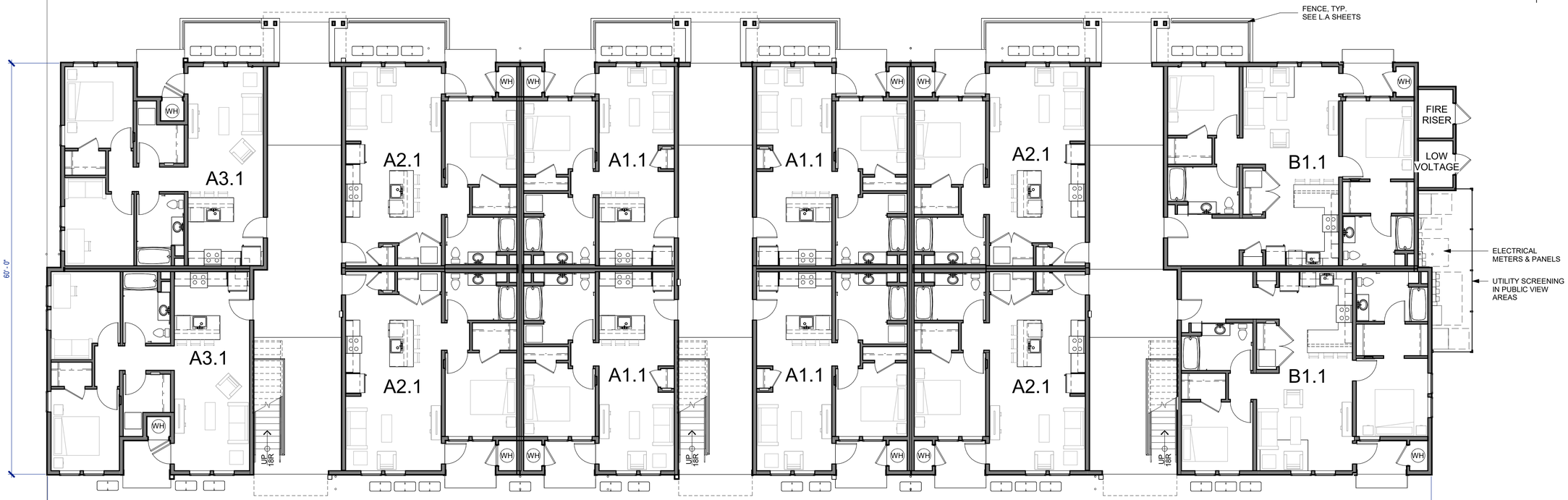
SHEET
A.24



LEVELS 2 & 3
1/8" = 1'-0" 2



KEY PLAN
BUILDING B



LEVEL 1
1/8" = 1'-0" 1

SCALE: 1/8"=1'-0" 0 4 8 0 4 8 12 FT

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYLE 2 RESUBMITTAL
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0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

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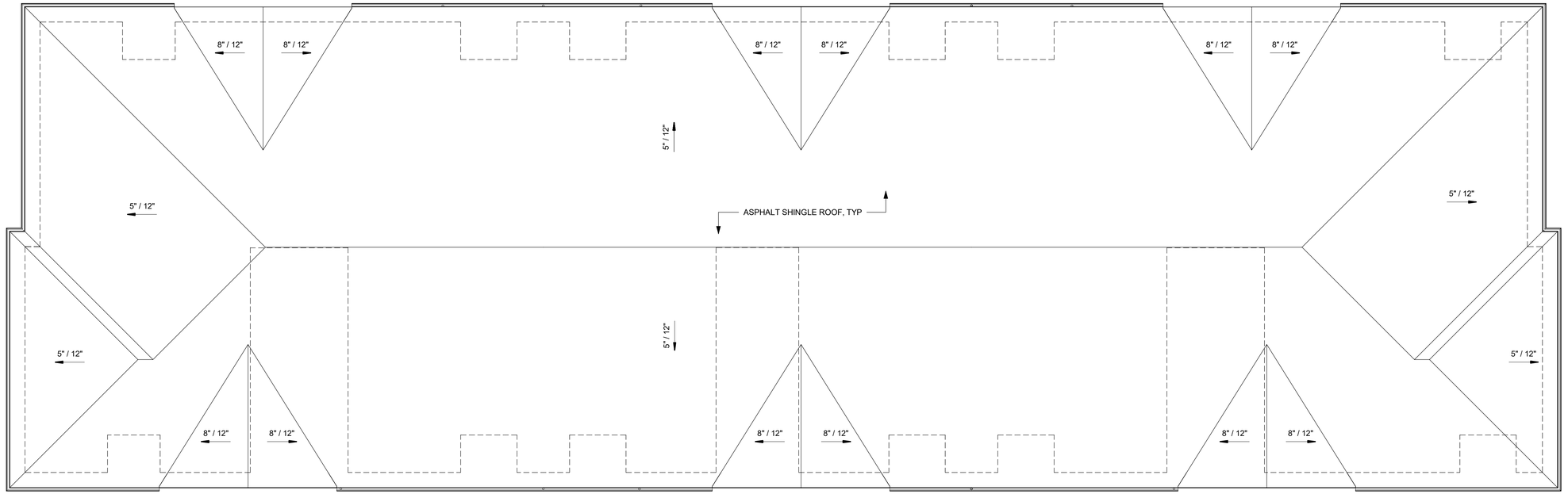
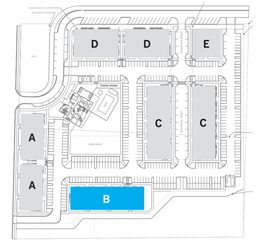
FLOOR PLANS
Building B

SHEET
A.25



ROOF PLAN
1/8" = 1'-0" | 1



KEY PLAN
BUILDING B

0 4 8 12 FT
SCALE: 1/8"=1'-0"

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

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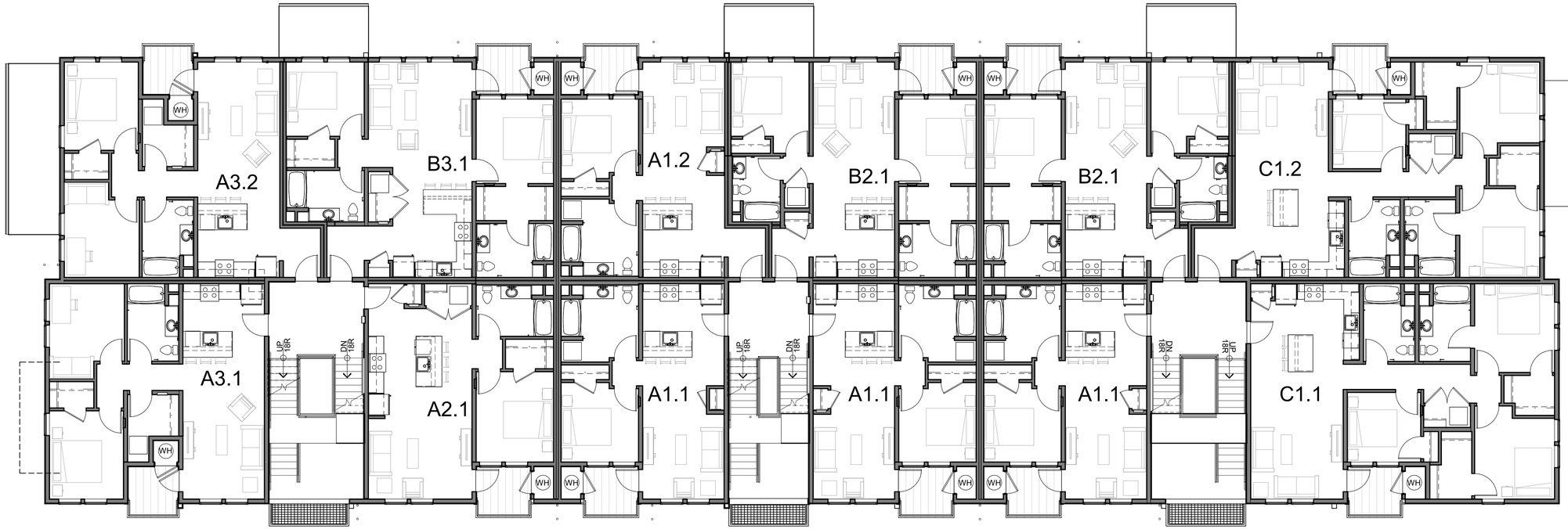
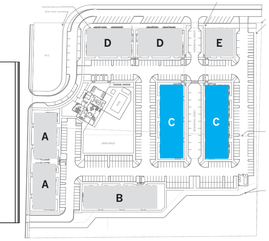
ROOF PLAN
Building B

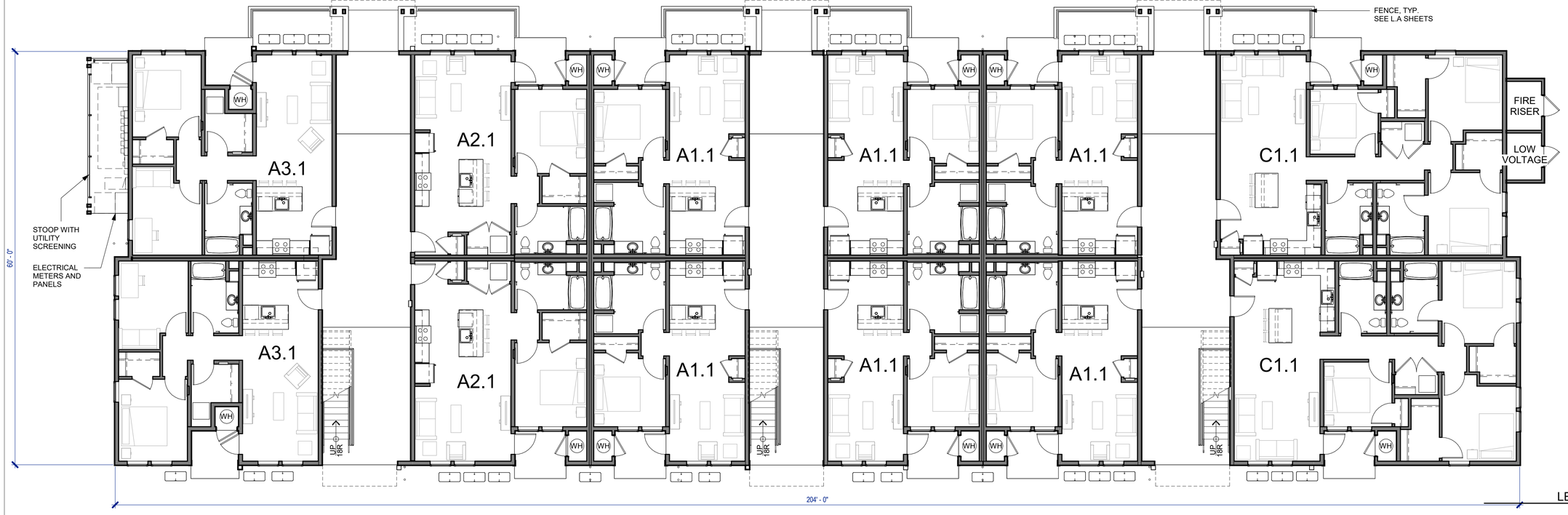
SHEET
A.26





KEY PLAN
BUILDING C

LEVELS 2 & 3 | 2
1/8" = 1'-0"



LEVEL 1 | 1
1/8" = 1'-0"

0 4 8 12
SCALE: 1/8"=1'-0"
FT

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

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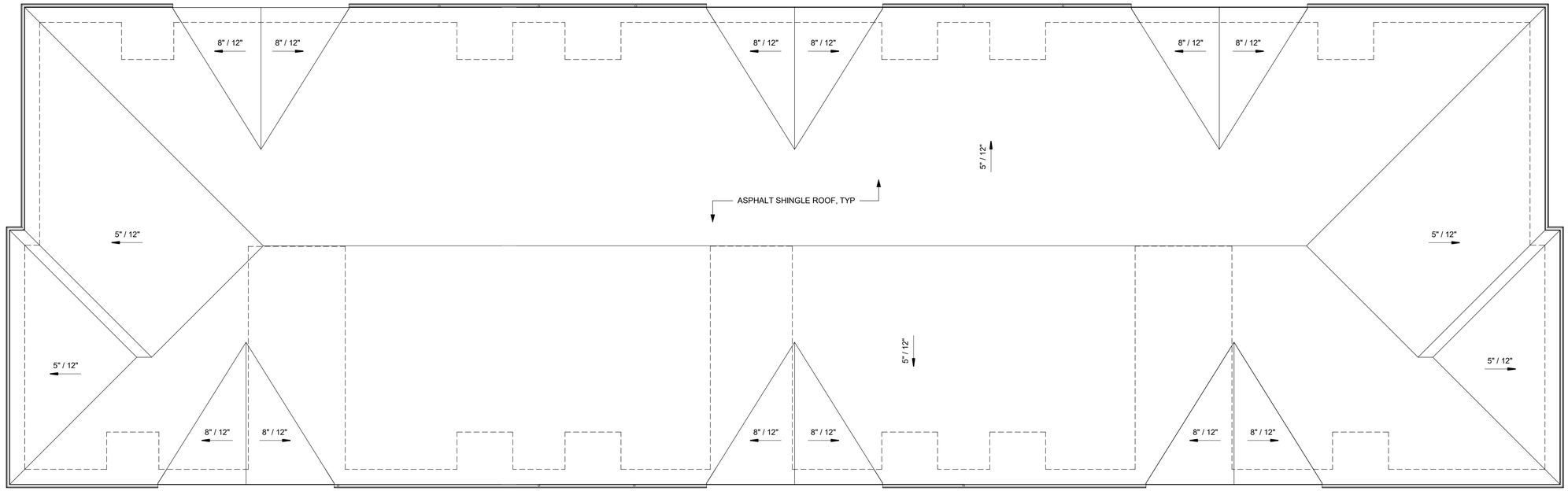
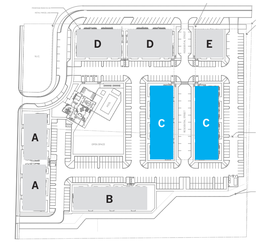
FLOOR PLANS
Building C

SHEET
A.27



ROOF PLAN
1/8" = 1'-0"

1



KEY PLAN
BUILDING C

0 4 8 12
FT
SCALE: 1/8"=1'-0"

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

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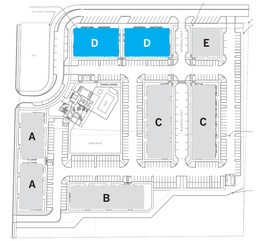
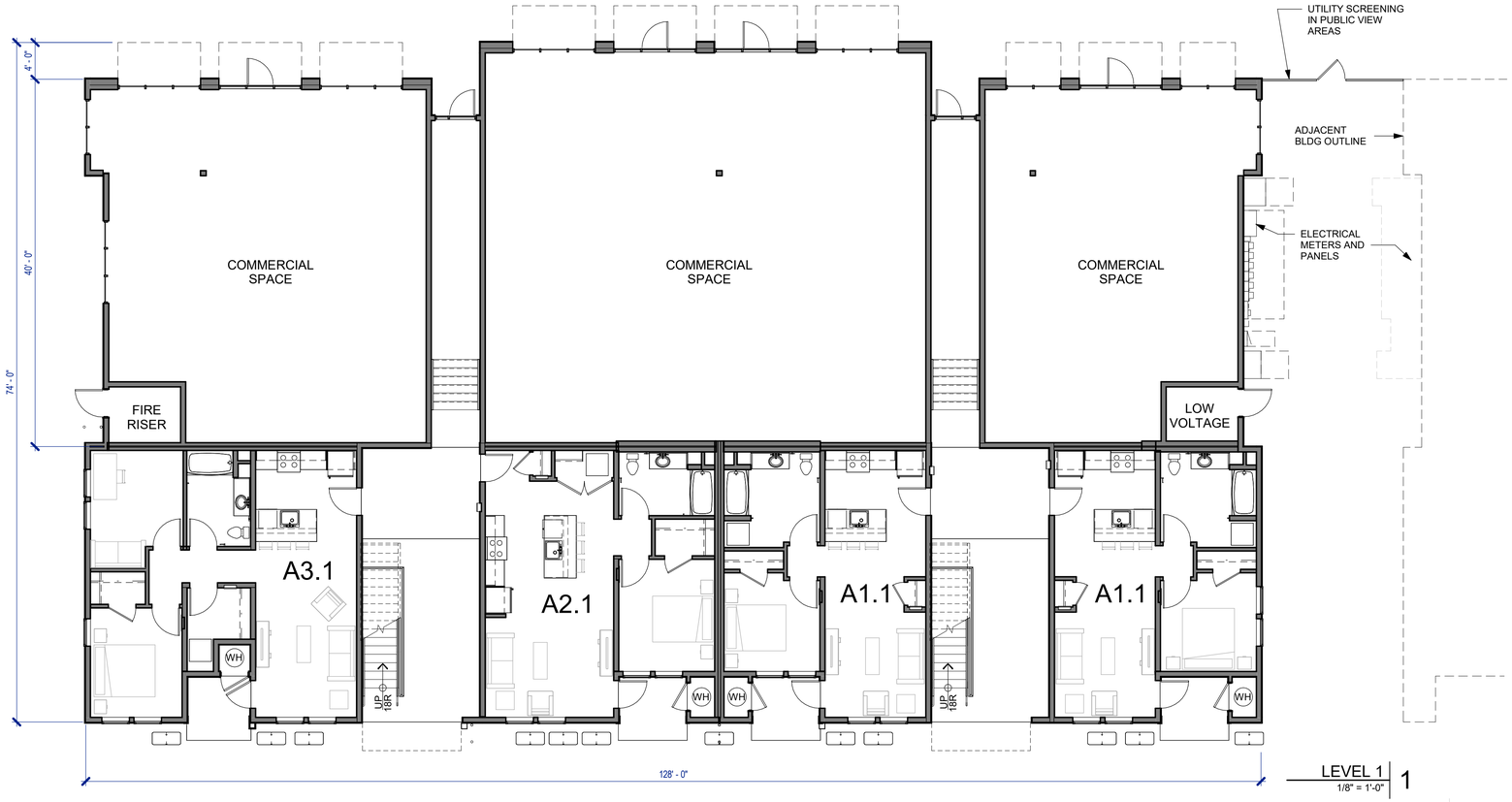
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

ROOF PLAN
Building C

SHEET
A.28



KEY PLAN
BUILDING D



LEVEL 1 1
1/8" = 1'-0"

0 4 8 12 FT
SCALE: 1/8"=1'-0"

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
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1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
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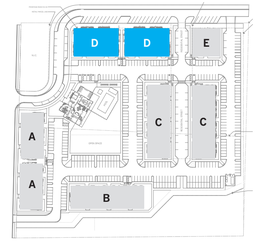
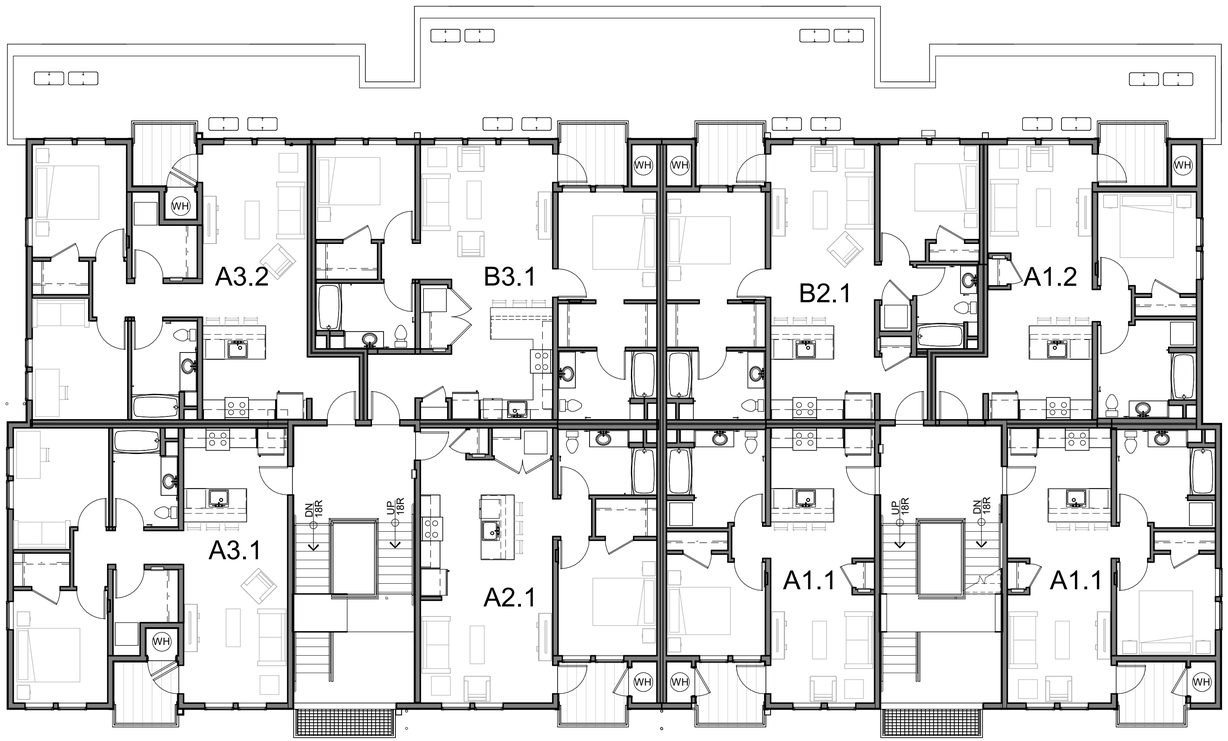
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

FLOOR PLAN
Building D

SHEET
A.29



KEY PLAN
BUILDING D



LEVELS 2 & 3
1/8" = 1'-0" | 1

0 4 8 12
SCALE: 1/8"=1'-0"
FT

NO.	DATE	BY	CHD.	APPR.	REVISION
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0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

DRAWN BY
DESIGNED BY
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APPROVED BY
DATE
September 25, 2025
JOB No. :1501-0008

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SCALE:

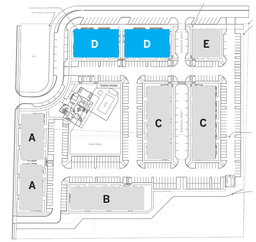
LPAS Architecture + Design

Quarterra MULTIFAMILY

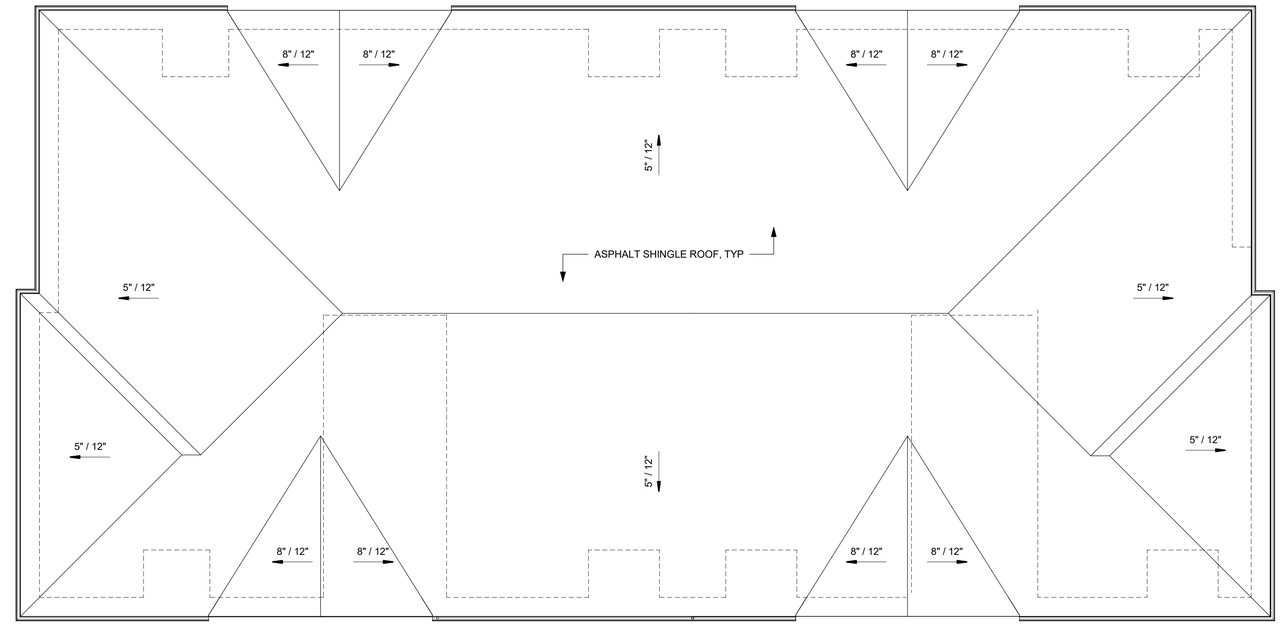
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

FLOOR PLAN
Building D

SHEET
A.30



KEY PLAN
BUILDING D



ROOF PLAN
1/8" = 1'-0" | 1

0 4 8 12
SCALE: 1/8"=1'-0" FT

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

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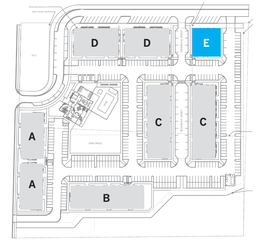
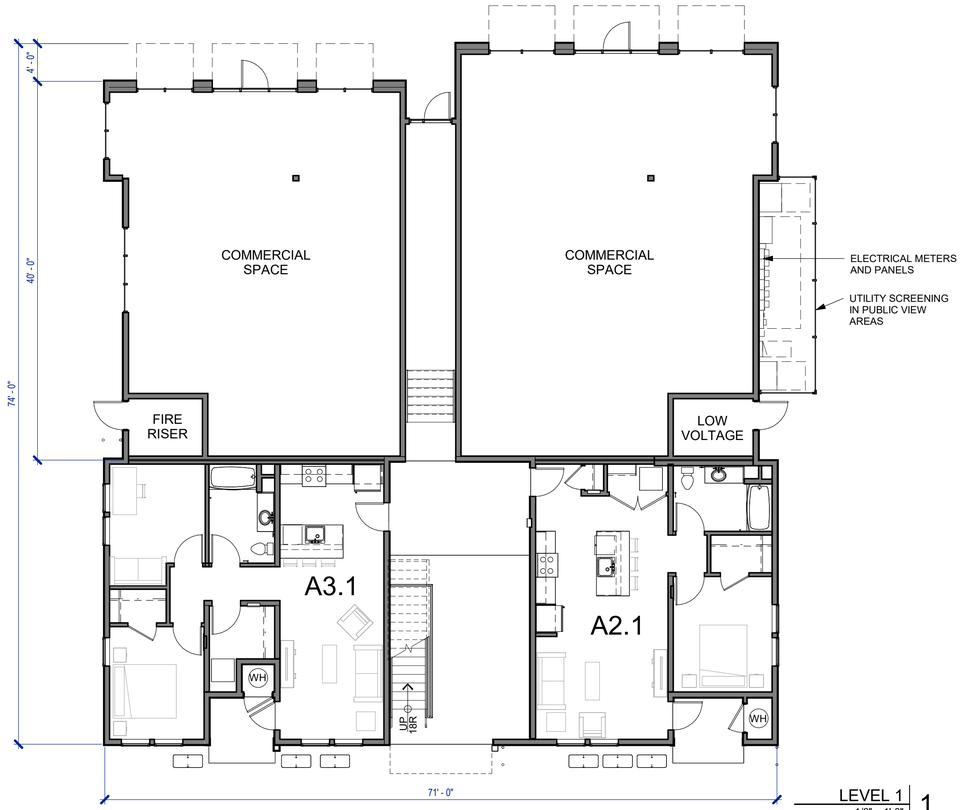
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

ROOF PLAN
Building D

SHEET
A.31



KEY PLAN
BUILDING E



LEVEL 1 | 1
1/8" = 1'-0"

0 4 8 12 FT
SCALE: 1/8"=1'-0"

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

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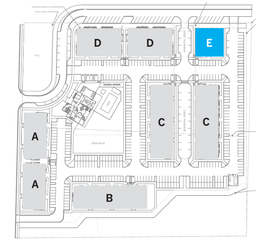
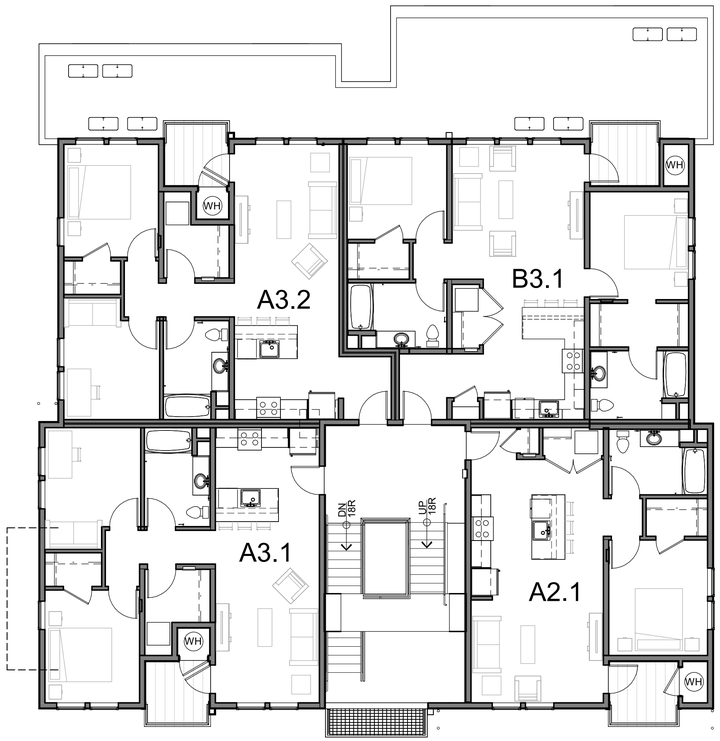
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

FLOOR PLAN
Building E

SHEET
A.32



KEY PLAN
BUILDING E



LEVELS 2 & 3
1/8" = 1'-0" | 1

0 4 8 12
FT
SCALE: 1/8"=1'-0"

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

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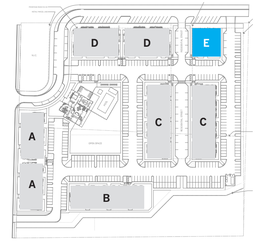
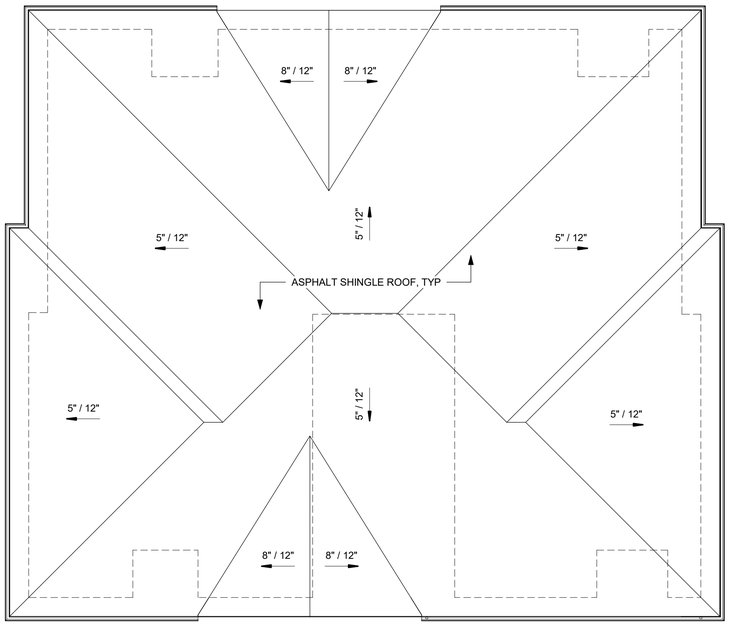
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

FLOOR PLAN
Building E

SHEET
A.33



KEY PLAN
BUILDING E



ROOF PLAN
1/8" = 1'-0" | 1

0 4 8 12 FT
SCALE: 1/8"=1'-0"

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
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0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

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ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

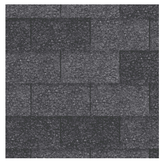
ROOF PLAN
Building E

SHEET
A.34

1. HORIZONTAL LAP SIDING - CEDAR TEXTURE - 8"
SLATE BLUE
LIGHT BLUE

2. HORIZONTAL LAP SIDING - CEDAR TEXTURE - 12"
NAVAL BLUE
SNOW WHITE

3. THIN BRICK



4. COMPOSITION ROOF SHINGLE
DARK GRAY

5. 10" TRIM - CEDAR TEXTURE
NAVAL BLUE

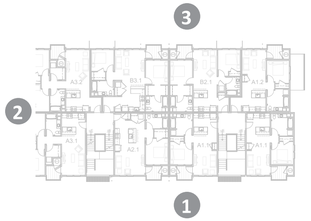
6. WINDOW TRIM - CEDAR TEXTURE - 2.5"
MATCH WALL COLOR

7. PANEL SIDING - CEDAR TEXTURE - 10" - OAK BROWN

8. DECK TRIM - CEDAR TEXTURE - 5.5"
OAK BROWN
(TO MATCH SIDING)

9. 3'0"x5'0" SINGLE HUNG WINDOW, TYP.
WHITE VINYL

10. TOP MOUNTED METAL RAILING
PAINTED BLACK



4. SIDE ELEVATION

3. FRONT ELEVATION

2. SIDE ELEVATION

1. REAR ELEVATION

0 4 8 12
SCALE: 1/8"=1'-0" FT

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

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ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

EXTERIOR ELEVATIONS
Building A

SHEET
A.35

1. HORIZONTAL LAP SIDING - CEDAR TEXTURE - 8"
SLATE BLUE
LIGHT BLUE

2. HORIZONTAL LAP SIDING - CEDAR TEXTURE - 12"
NAVAL BLUE
SNOW WHITE

3. THIN BRICK

4. COMPOSITION ROOF SHINGLE
DARK GRAY

5. 10" TRIM - CEDAR TEXTURE
NAVAL BLUE

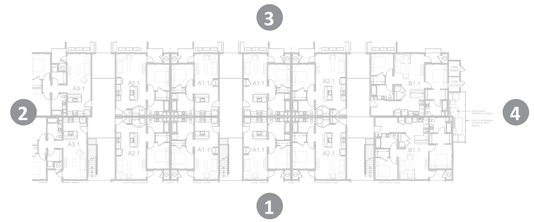
6. WINDOW TRIM - CEDAR TEXTURE - 2.5"
MATCH WALL COLOR

7. PANEL SIDING - CEDAR TEXTURE - 10" - OAK BROWN

8. DECK TRIM - CEDAR TEXTURE - 5.5"
OAK BROWN
(TO MATCH SIDING)

9. 3'0"x5'0" SINGLE HUNG WINDOW, TYP.
WHITE VINYL

10. TOP MOUNTED METAL RAILING
PAINTED BLACK



3. FRONT ELEVATION

1. REAR ELEVATION

0 4 8 12
FT
SCALE: 1/8"=1'-0"

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

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ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

EXTERIOR ELEVATIONS
Building B

SHEET
A.36

1. HORIZONTAL LAP SIDING - CEDAR TEXTURE - 8"
SLATE BLUE
LIGHT BLUE

2. HORIZONTAL LAP SIDING - CEDAR TEXTURE - 12"
NAVAL BLUE
SNOW WHITE

3. THIN BRICK

4. COMPOSITION ROOF SHINGLE
DARK GRAY

5. 10" TRIM - CEDAR TEXTURE
NAVAL BLUE

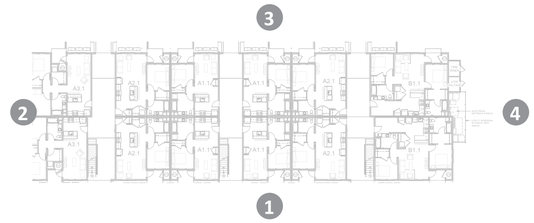
6. WINDOW TRIM - CEDAR TEXTURE - 2.5"
MATCH WALL COLOR

7. PANEL SIDING - CEDAR TEXTURE - 10" - OAK BROWN

8. DECK TRIM - CEDAR TEXTURE - 5.5"
OAK BROWN
(TO MATCH SIDING)

9. 3'0"x5'0" SINGLE HUNG WINDOW, TYP.
WHITE VINYL

10. TOP MOUNTED METAL RAILING
PAINTED BLACK



4. SIDE ELEVATION

2. SIDE ELEVATION

0 4 8 12
SCALE: 1/8"=1'-0" FT

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

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ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

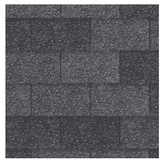
EXTERIOR ELEVATIONS
Building B

SHEET
A.37

1. HORIZONTAL LAP SIDING - CEDAR TEXTURE - 8"
SLATE BLUE
LIGHT BLUE

2. HORIZONTAL LAP SIDING - CEDAR TEXTURE - 12"
NAVAL BLUE
SNOW WHITE

3. THIN BRICK



4. COMPOSITION ROOF SHINGLE
DARK GRAY

5. 10" TRIM - CEDAR TEXTURE
NAVAL BLUE

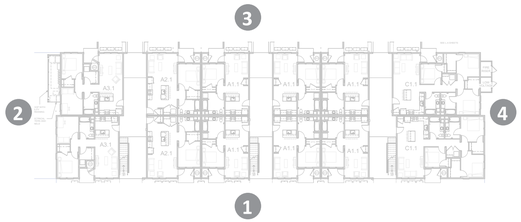
6. WINDOW TRIM - CEDAR TEXTURE - 2.5"
MATCH WALL COLOR

7. PANEL SIDING - CEDAR TEXTURE - 10" - OAK BROWN

8. DECK TRIM - CEDAR TEXTURE - 5.5"
OAK BROWN
(TO MATCH SIDING)

9. 3'0"x5'0" SINGLE HUNG WINDOW, TYP.
WHITE VINYL

10. TOP MOUNTED METAL RAILING
PAINTED BLACK



3. FRONT ELEVATION

1. REAR ELEVATION

0 4 8 12
SCALE: 1/8"=1'-0" FT

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYLE 2 RESUBMITTAL
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ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

EXTERIOR ELEVATIONS
Building C

SHEET
A.38

1. HORIZONTAL LAP SIDING - CEDAR TEXTURE - 8"
SLATE BLUE
LIGHT BLUE

2. HORIZONTAL LAP SIDING - CEDAR TEXTURE - 12"
NAVAL BLUE
SNOW WHITE

3. THIN BRICK

4. COMPOSITION ROOF SHINGLE
DARK GRAY

5. 10" TRIM - CEDAR TEXTURE
NAVAL BLUE

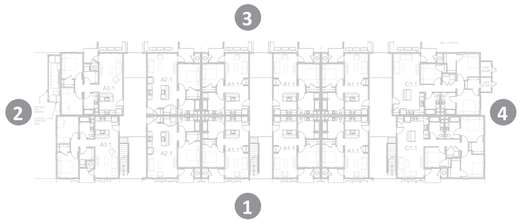
6. WINDOW TRIM - CEDAR TEXTURE - 2.5"
MATCH WALL COLOR

7. PANEL SIDING - CEDAR TEXTURE - 10" - OAK BROWN

8. DECK TRIM - CEDAR TEXTURE - 5.5"
OAK BROWN
(TO MATCH SIDING)

9. 3'0"x5'0" SINGLE HUNG WINDOW, TYP.
WHITE VINYL

10. TOP MOUNTED METAL RAILING
PAINTED BLACK



4. SIDE ELEVATION

2. SIDE ELEVATION

0 4 8 12
SCALE: 1/8"=1'-0" FT

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYLE 2 RESUBMITTAL
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ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

EXTERIOR ELEVATIONS
Building C

SHEET
A.39

1. HORIZONTAL LAP SIDING - CEDAR TEXTURE - 8"
SLATE BLUE
LIGHT BLUE

2. HORIZONTAL LAP SIDING - CEDAR TEXTURE - 12"
NAVAL BLUE
SNOW WHITE

3. THIN BRICK

4. COMPOSITION ROOF SHINGLE
DARK GRAY

5. 10" TRIM - CEDAR TEXTURE
NAVAL BLUE

6. WINDOW TRIM - CEDAR TEXTURE - 2.5"
MATCH WALL COLOR

7. PANEL SIDING - CEDAR TEXTURE - 10" - OAK BROWN

8. DECK TRIM - CEDAR TEXTURE - 5.5"
OAK BROWN
(TO MATCH SIDING)

9. 3'0"x5'0" SINGLE HUNG WINDOW, TYP.
WHITE VINYL

10. TOP MOUNTED METAL RAILING
PAINTED BLACK

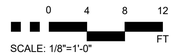
11. PRECAST CONCRETE BASE

4. SIDE ELEVATION

3. FRONT ELEVATION

2. SIDE ELEVATION

1. REAR ELEVATION



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

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ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

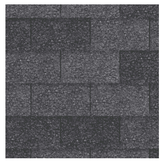
EXTERIOR ELEVATIONS
Building D

SHEET
A.40

1. HORIZONTAL LAP SIDING - CEDAR TEXTURE - 8"
SLATE BLUE
LIGHT BLUE

2. HORIZONTAL LAP SIDING - CEDAR TEXTURE - 12"
NAVAL BLUE
SNOW WHITE

3. THIN BRICK



4. COMPOSITION ROOF SHINGLE
DARK GRAY

5. 10" TRIM - CEDAR TEXTURE
NAVAL BLUE

6. WINDOW TRIM - CEDAR TEXTURE - 2.5"
MATCH WALL COLOR

7. PANEL SIDING - CEDAR TEXTURE - 10" - OAK BROWN

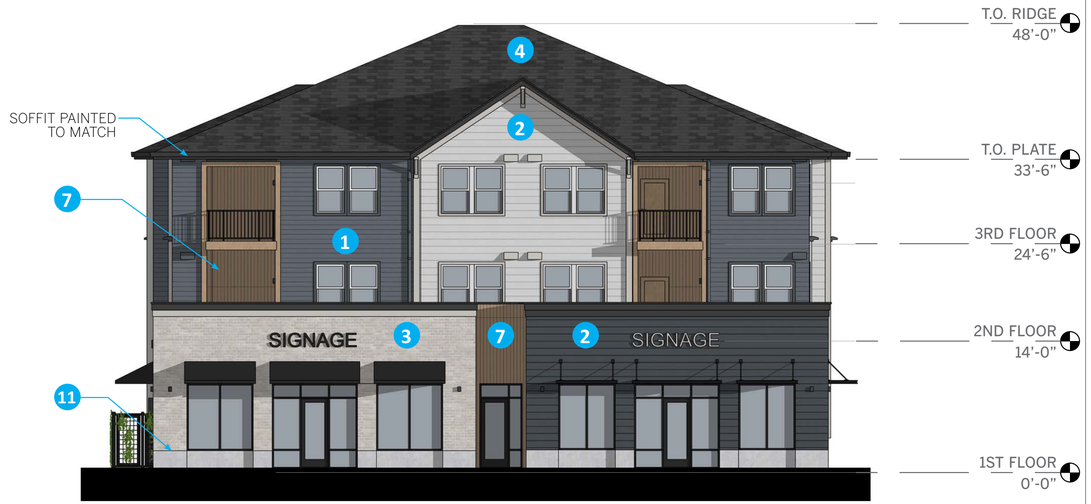
8. DECK TRIM - CEDAR TEXTURE - 5.5"
OAK BROWN
(TO MATCH SIDING)

9. 3'0"x5'0" SINGLE HUNG WINDOW, TYP.
WHITE VINYL

10. TOP MOUNTED METAL RAILING
PAINTED BLACK

11. PRECAST CONCRETE BASE

4. SIDE ELEVATION



3. FRONT ELEVATION

2. SIDE ELEVATION

1. REAR ELEVATION

0 4 8 12
FT
SCALE: 1/8"=1'-0"

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
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1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

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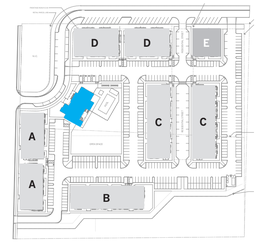
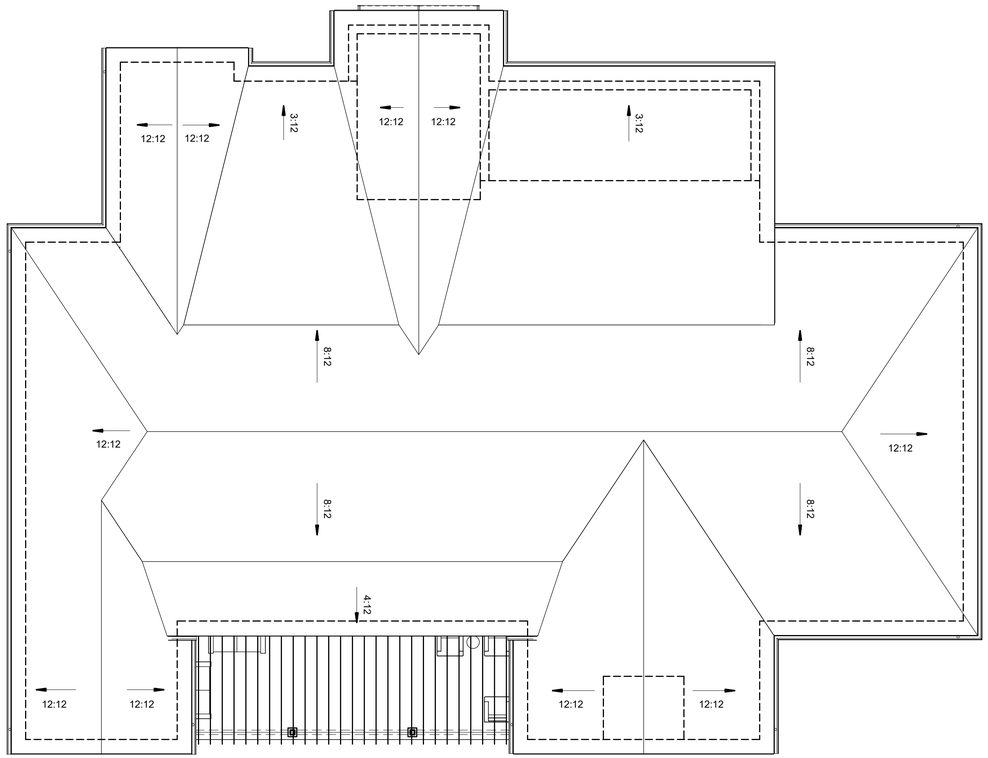
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

EXTERIOR ELEVATIONS
Building E

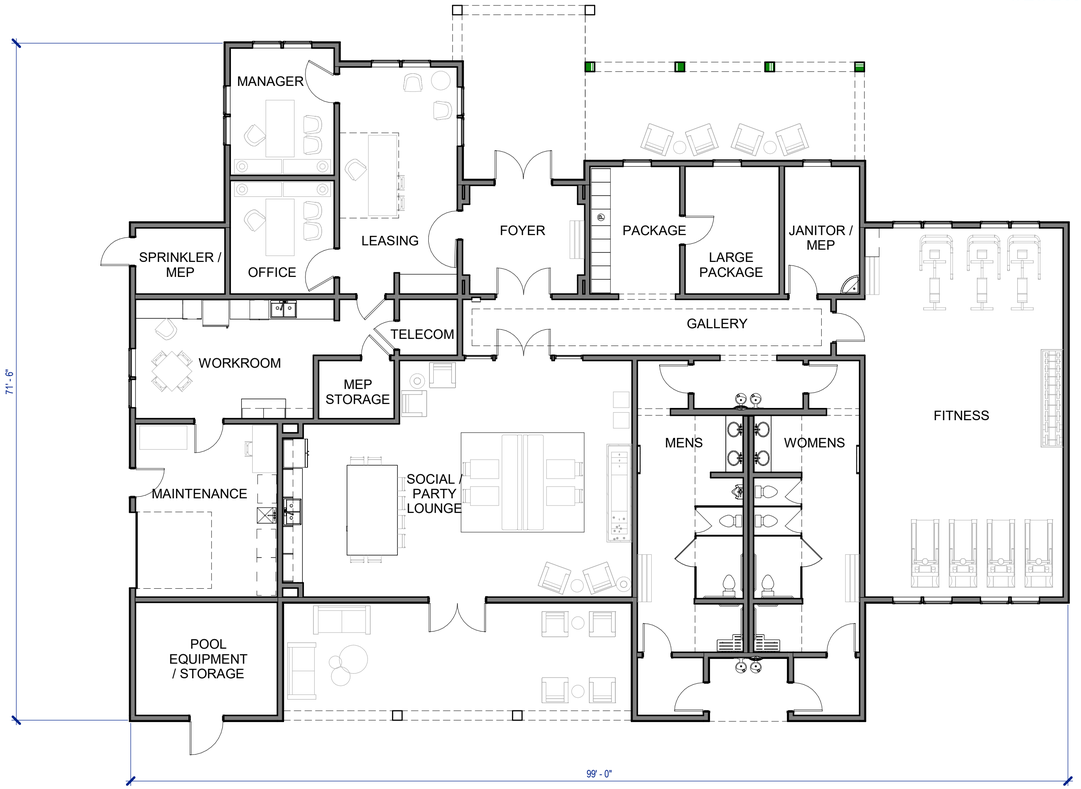
SHEET
A.41



KEY PLAN
CLUBHOUSE



ROOF PLAN - CLUBHOUSE 1
1/8" = 1'-0"



FLOOR PLAN - CLUBHOUSE 2
1/8" = 1'-0"

0 4 8 12
FT
SCALE: 1/8"=1'-0"

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	CUP / BSP CYLE 3 RESUBMITTAL
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

DRAWN BY
DESIGNED BY
CHECKED BY
APPROVED BY
DATE
September 25, 2025
JOB No. :1501-0008

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SCALE:

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ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

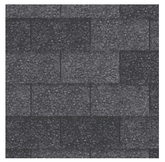
CLUBHOUSE PLANS

SHEET
A.42

1. HORIZONTAL LAP SIDING - CEDAR TEXTURE - 8"
SLATE BLUE
LIGHT BLUE

2. HORIZONTAL LAP SIDING - CEDAR TEXTURE - 12"
NAVAL BLUE
SNOW WHITE

3. THIN BRICK



4. COMPOSITION ROOF SHINGLE
DARK GRAY

5. 10" TRIM - CEDAR TEXTURE
NAVAL BLUE

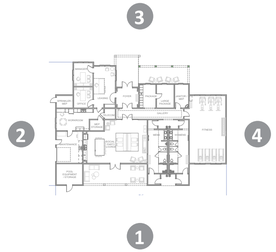
6. WINDOW TRIM - CEDAR TEXTURE - 2.5"
MATCH WALL COLOR

7. PANEL SIDING - CEDAR TEXTURE - 10" - OAK BROWN

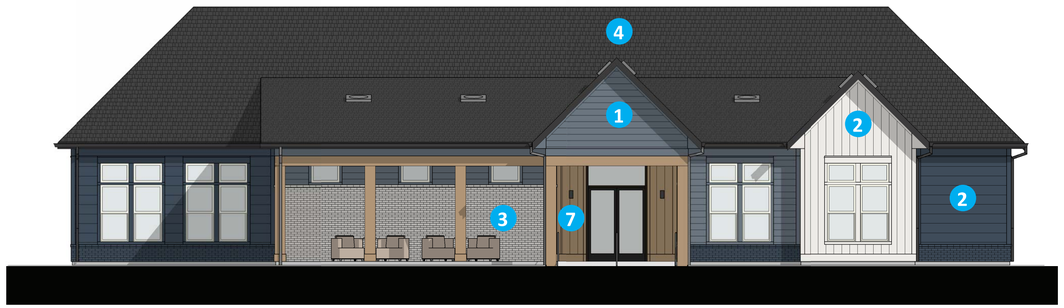
8. DECK TRIM - CEDAR TEXTURE - 5.5"
OAK BROWN
(TO MATCH SIDING)

9. 3'0"x5'0" SINGLE HUNG WINDOW, TYP.
WHITE VINYL

10. TOP MOUNTED METAL RAILING
PAINTED BLACK



4. SIDE ELEVATION



3. FRONT ELEVATION

T.O. RIDGE
26'-10"

FIRST FLOOR
0'-0"

2. SIDE ELEVATION

1. REAR ELEVATION

T.O. RIDGE
26'-10"

FIRST FLOOR
0'-0"

0 4 8 12
SCALE: 1/8"=1'-0" FT

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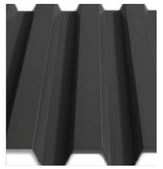
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

EXTERIOR ELEVATIONS
Clubhouse

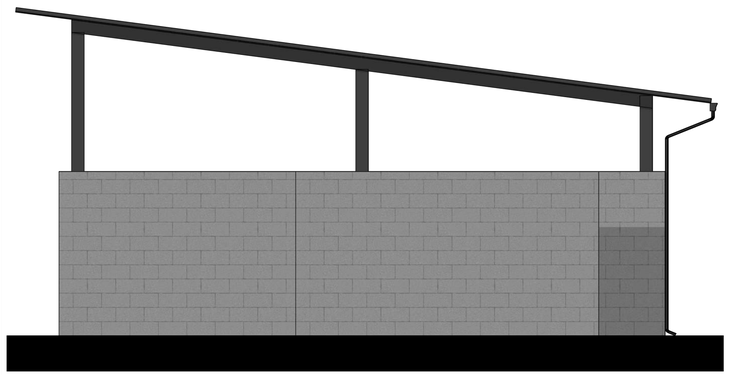
SHEET
A.43

1. SPLIT FACE BLOCK
GREY

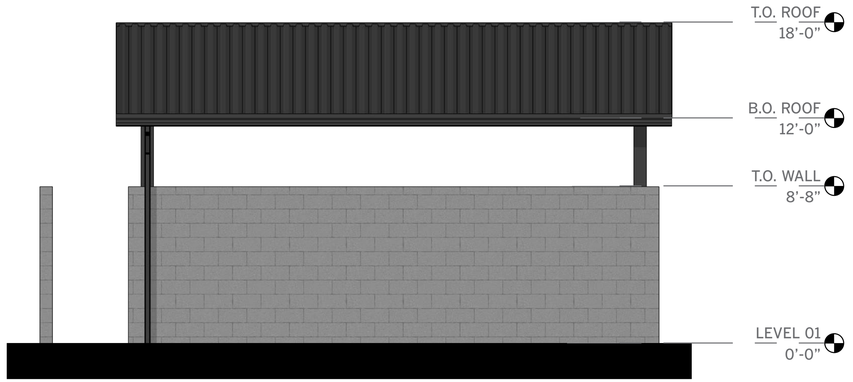
2. PAINTED METAL
STRUCTURE
DARK GREY



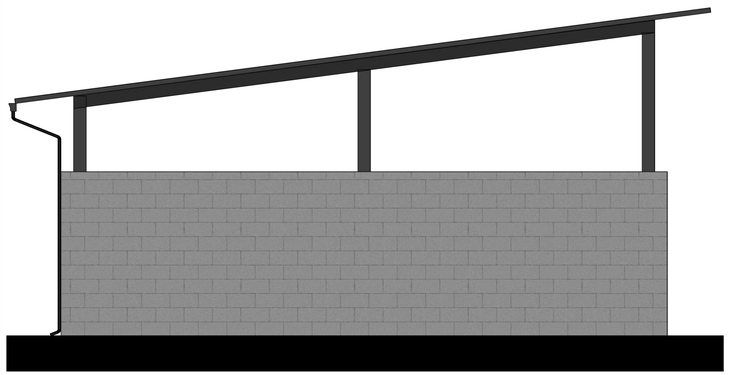
3. BOX RIB
METAL SIDING
DARK GREY



4. RIGHT ELEVATION

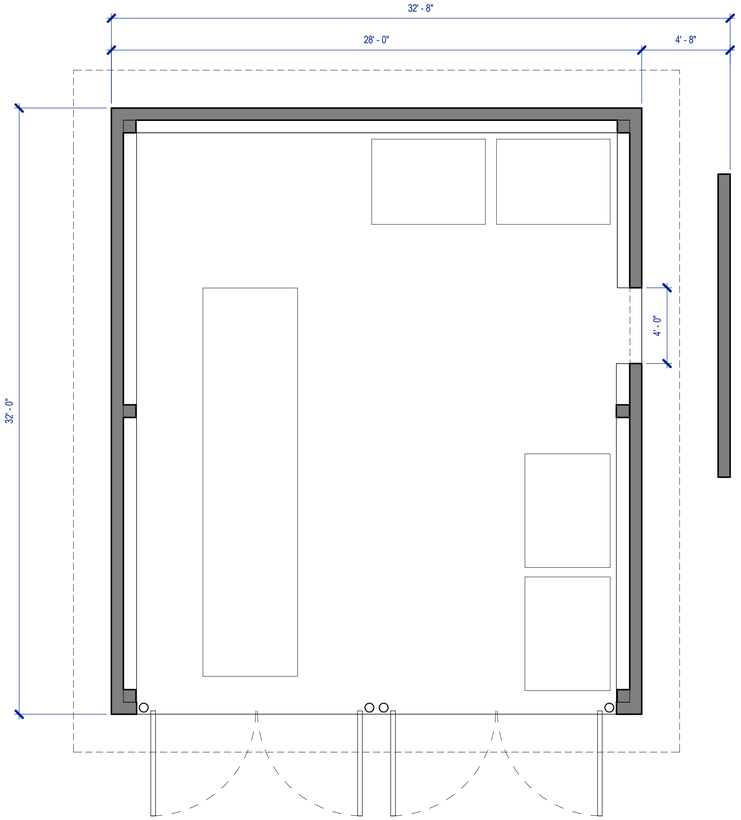


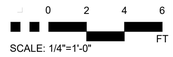
3. REAR ELEVATION



2. LEFT ELEVATION

1. FRONT ELEVATION





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September 25, 2025
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ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

TRASH ENCLOSURE
1/4" = 1'

SHEET
A.44

TECHLIGHT
INNOVATION IN ILLUMINATION

CTLW 1 SERIES

Cutlass LED - Wall Pack

SERIES	LENGTH HEIGHT & WIDTH
CTLW 1	11.54" x 6.12" x 7.46"

FEATURES & SPECIFICATIONS

APPLICATION — The high performance luminaire is designed for full cutoff applications where long life, low maintenance, and consistent color rendering are required. Areas with limited accessibility due to fixture location or where heavy pedestrian traffic makes maintenance difficult are ideal applications such as building facade lighting or wall mounted security lighting. The contemporary design style of the luminaire allows it to be seamlessly integrated into existing systems when necessary.

CONSTRUCTION — The heavy duty housing is constructed of die cast aluminum. The optical assemblies are sealed in place using a silicone gasket for weather tight protection. IP66 rating available upon request.

FINISH — A Super Durable Polyester E-coat powder coat finish is electrostatically applied in our state of the art paint facility. Standard colors available: Black, Bronze, US Green, White. Custom colors available upon request.

OPTICAL SYSTEM — Made with a state of the art UV stabilized acrylic high performance refractive optical assemblies that use high transmittance materials to achieve precise photometric distributions. Available in Type II, III, and IV beam configurations. Star Light Friendly (meets or exceeds Dark Sky requirements) in the horizontal position.

ELECTRICAL SYSTEM —Available in a high output LED system in 5000K Cool White (+/- 500K) , 4000K Neutral White or 3000K Warm White color. Available with 90-300V 50/60 Hz Class II power supply. LED's rated for over 100,000 hours at 55°C ambient temperature. Available with 120~277V 50/60 Hz power supply. 480V and 347V input option. Built-in surge protection up to 6 kV. Built-in Active PFC Function LED driver conforms to UL8750 standards.

MOUNTING — Quick mount bracket connects to a standard J-Box. The bracket has a unique hanging feature to allow easy wire connections. After connections are made, the fixture swings down and is secured with two retaining screws at the bottom of the fixture.

LISTINGS — LED Driver listed for wet locations. LED bricks ETL listed for wet locations. Meets US and Canadian safety standards. -40°C to 50°C ambient operation.

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available

RELATED PRODUCTS

Airo | Cimarron LED | Ratio Family

c UL us IP66 DLC DLC PREMIUM BUY AMERICAN SOLUTIONS

See Certification Specifications

CONTROL TECHNOLOGY

SiteSync | NX DISTRIBUTED INTELLIGENCE™ | wiSCAPE™

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0- 10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbelllighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

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DRAWN BY | DESIGNED BY | CHECKED BY | APPROVED BY | DATE September 25, 2025 | JOB No.:1501-0008

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SCALE:

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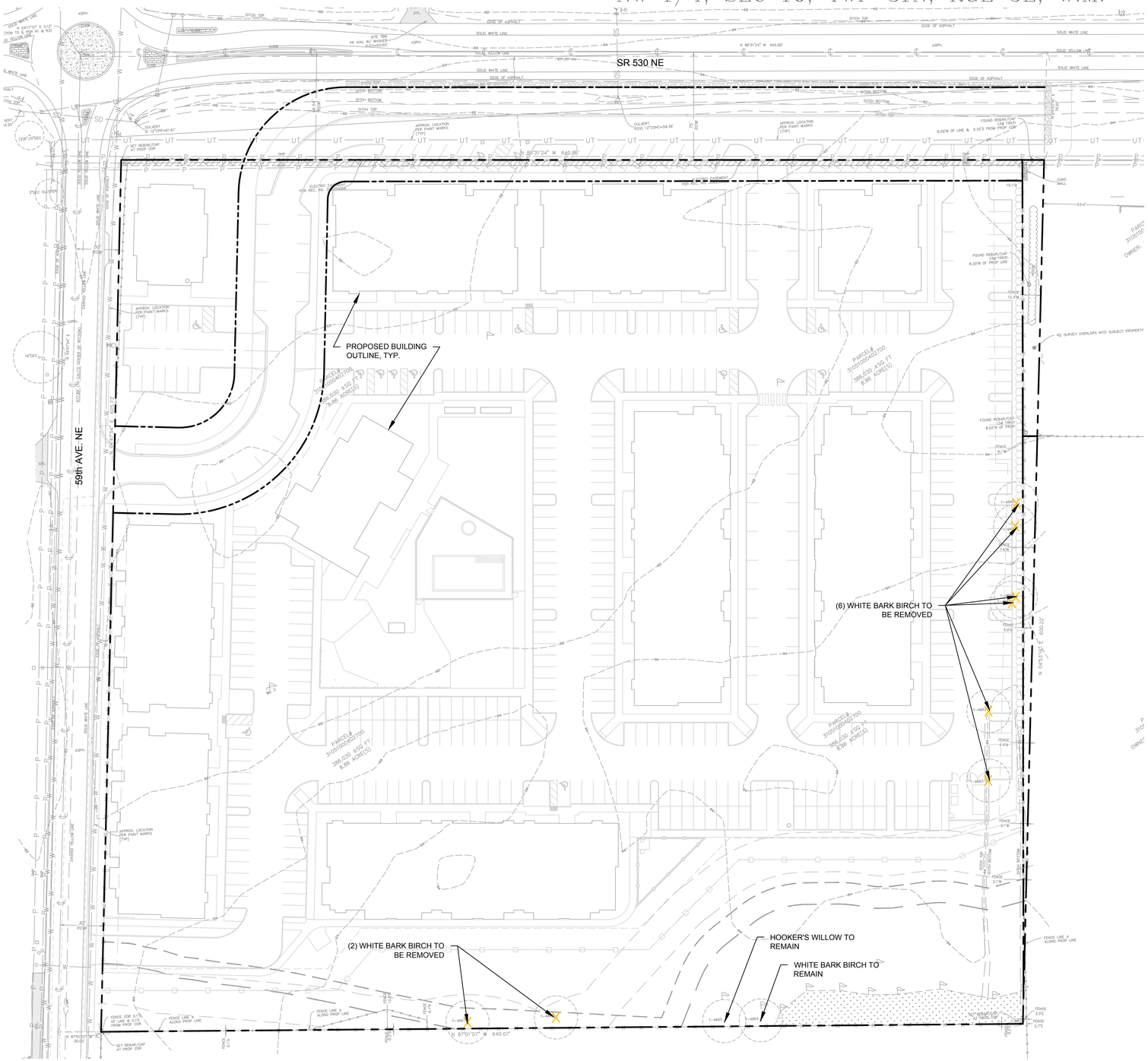
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

LIGHTING CUT SHEETS

SHEET A.48



GENERAL TREE PRESERVATION NOTES:

1. TREES TO BE PRESERVED SHALL BE DESIGNATED IN ACCORDANCE WITH APPROVED TREE PRESERVATION PLAN ON FILE WITH THE CITY OF ARLINGTON. DESIGNATED TREES WHICH ARE DAMAGED OR DESTROYED SHALL BE REPLACED IN ACCORDANCE WITH CITY REQUIREMENTS, OR AS HEREAFTER AMENDED.
2. SEE CIVIL FOR LIMITS OF WORK. ALL SIGNIFICANT TREES SHOWN WITH AN 'X' ARE TO BE REMOVED. REFER TO CIVIL DEMO PLANS FOR OTHER EXISTING FEATURES TO BE REMOVED.

AS PER ARLINGTON TREE CONSERVATION CODE REQUIREMENT (20.76.120)
REMOVED SIGNIFICANT TREES ON SITE SHALL BE REPLACED WITH 5 GALLON NATIVE TREE SPECIES AT A RATIO OF THREE TO ONE.

TOTAL OF SIGNIFICANT TREES TO BE REMOVED: 8

REPLACEMENT TREES REQUIRED (8*3 = 24): 24

REPLACEMENT TREES PROPOSED: 24

*PROPOSED REPLACEMENT TREES TO CONSIST OF THE FOLLOWING NATIVE SPECIES:
-PSEUDOTSUGA MENZIESII 8-10 FT. HT.
-THUJA PLICATA HOGAN 8-10 FT. HT.

TREE RETENTION LEGEND

SYMBOL	TYPE	DESCRIPTION	QTY
	EXISTING SIGNIFICANT TREE TO REMAIN	SIGNIFICANT TREE: EVERGREEN: 12" DIAMETER BREAST HEIGHT (DBH) OR GREATER DECIDUOUS: 8" DBH OR GREATER	2
X	SIGNIFICANT TREE TO BE REMOVED	EVG: 12" DBH OR GREATER DEC: 8" DBH OR GREATER	8

TREE RETENTION DATA

TREE NUMBER	SPECIES	DBH	CONDITION	RETAIN/REMOVE	NOTES
4658	White bark birch	9	Fair	REMOVE	Double leader at 12 feet, slight lean to east
4659	White bark birch	10	Fair	REMOVE	Basally joined multicam at 6 inches, 6+5+6, two eastern stems lean east
4660	White bark birch	8	Fair	REMOVE	Basally joined stems at 6 inches, 6+6
4661	White bark birch	9	Fair	REMOVE	Basally joined stems at 6 inches, 6+7
4662	White bark birch	9	Fair	REMOVE	Basally joined stems at 6 inches, 6+ 5+4
4663	White bark birch	9	Fair	REMOVE	Basally joined stems at 6 inches, 5+5+5
4664	White bark birch	9	Fair	RETAIN	Slight lean to east, kink at 15 feet
4665	Hooker's Willow	12	Fair	RETAIN	Multi stem willow, 6+6+4+4+4+3+3
4666	White bark birch	9	Fair	REMOVE	Multi stem at 2 inches, 6+3+3+3+3+4
4667	White bark birch	11	Fair	REMOVE	Basally joined, 8+7, swept base on south stem

SCALE: 1"=40'-0"
0' 20' 40' 80' 160'
N

Soundview Consultants LLC
Environmental Assessment • Planning • Land Use Solutions
2907 Harborview Dr., Suite D, Gig Harbor, WA 98335
Phone: (253) 514-8952 Fax: (253) 514-8954
www.soundviewconsultants.com

SR 530
21117 59TH AVE NE
ARLINGTON, WA 98223
SNOHOMISH COUNTY PARCEL NUMBER: 31051000402700

DATE: 10/18/2024
JOB: 2783.0001
BY: DDS
SCALE: NONE
FIGURE NO. 2 of 2

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	KC	TC	PN	CUP CYCLE 3 RESUBMITTAL
2	6/4/2025	KC	TC	PN	CUP / BSP CYCLE 2 RESUBMITTAL
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0	10/11/2024	KC	TC	PN	CUP / BSP SUBMITTAL

DRAWN BY: KC | DESIGNED BY: KC
CHECKED BY: TC | APPROVED BY: PN
DATE: 9/25/2025
JOB No.: 2400346
SCALE: AS NOTED

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fora
Fora Landscape Architects
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Seattle, WA 98115
t: 206-522-1732 w: fora.land

STATE OF WASHINGTON PETER J NELSON REG. 1389 EXP. 03/27/2027 LANDSCAPE ARCHITECT

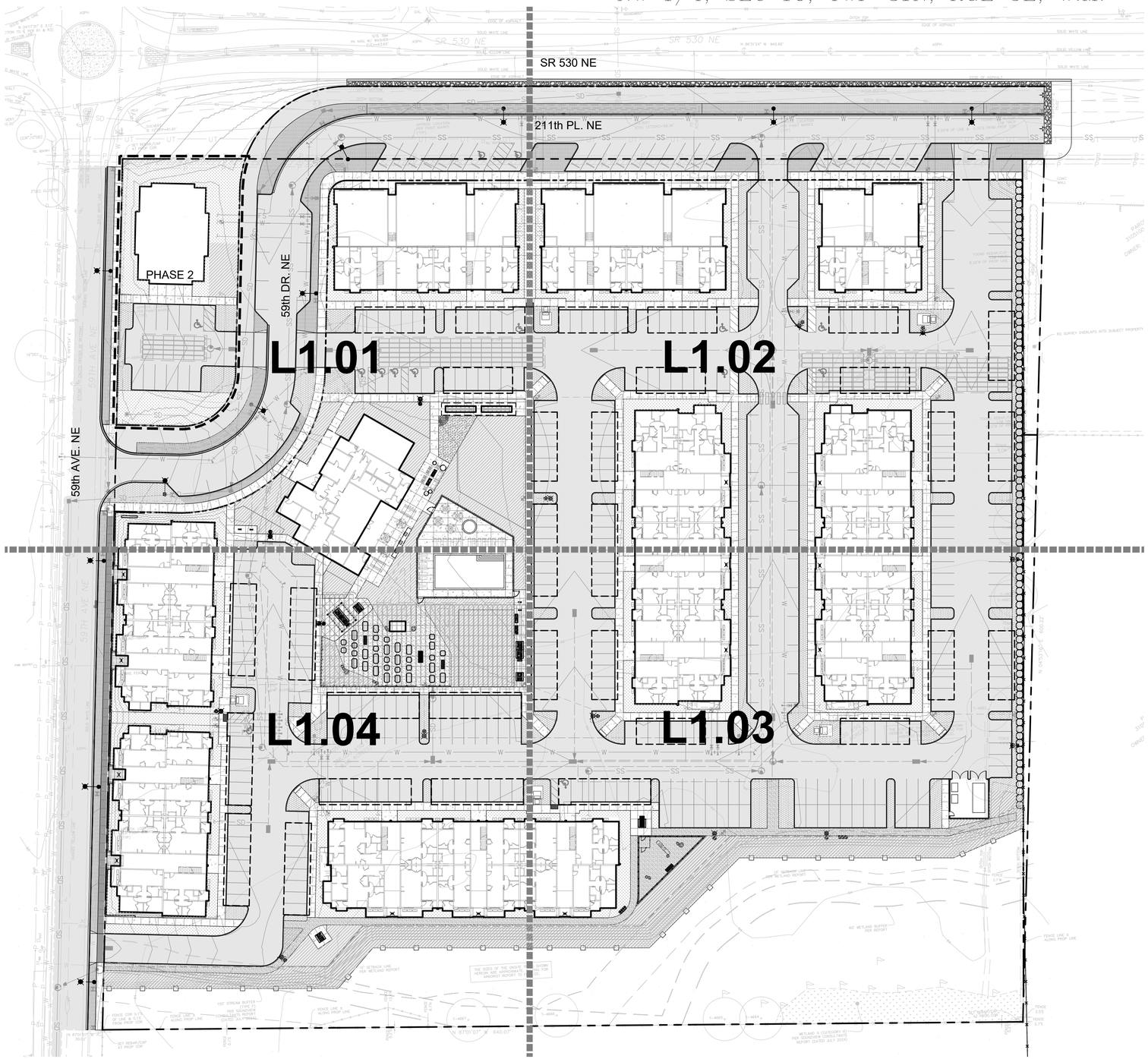
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

TREE PLAN

SHEET L0.00

Sep 24, 2025 - 2:06pm Kaylin P:\Quartterra Arlington\C40\Q ARL_LO-TREE.dwg

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



GENERAL NOTES:

1. DO NOT SCALE DRAWINGS.
2. REFER TO CIVIL DRAWINGS FOR GRADING, UTILITY AND ADDITIONAL LAYOUT INFORMATION.
3. REFER TO ARCHITECTURAL FOR BUILDING GRID LAYOUT INFORMATION.
4. VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES BEFORE BEGINNING WORK.
5. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS OR DEVIATIONS FROM DOCUMENTED ON-SITE CONDITIONS. FAILURE TO NOTIFY THE ARCHITECT IN A TIMELY MANNER AS SPECIFIED SHALL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY AND ALL REMEDIAL MEASURES REQUIRED.
6. STRING DIMENSIONS OF SITE IMPROVEMENTS ARE FROM GRIDLINES, FACE OF BUILDING WALL, BACK OF CURB OR COORDINATE POINT AS SHOWN ON PLAN.
7. WHERE DIMENSIONS ARE IN FEET ONLY, CONTRACTOR IS TO ASSUME THEY ARE 0" (E.G. 12' = 12'-0").
8. MARK OR STAKE LOCATIONS OF FENCING, SITE WALLS, RAMPS, WALKS, SITE FURNITURE, ATHLETIC EQUIPMENT, ETC. FOR APPROVAL BY ARCHITECT, PER SPECIFICATIONS, PRIOR TO INSTALLATION.

SITE IMPROVEMENTS LEGEND

(Symbols shown at 1" = 20'-0")

SYMBOL	ITEM	DESCRIPTION
	ORNAMENTAL METAL FENCE	SEE DETAILS AND SPECIFICATIONS
	CHAIN LINK FENCE	SEE DETAILS AND SPECIFICATIONS
	SPLIT RAIL FENCE	SEE DETAILS AND SPECIFICATIONS
	SCREEN FENCE	SEE DETAILS AND SPECIFICATIONS
	SCORE JOINT CONCRETE PAVING	SEE SITE PLAN FOR LAYOUT AND PATTERN. SEE CIVIL.
	WOODCHIP SURFACING	ENGINEERED WOOD FIBER SURFACING. SEE DETAIL AND SPECIFICATIONS
	GRAVEL PAVING	1/4" MINUS CRUSHED GRAVEL SURFACING WITH STABILIZER. SEE DETAIL AND SPECIFICATIONS.
LOG-12	PLAY LOG	PEELED CEDAR LOG. SEE SPECIFICATIONS
	LANDSCAPE BOULDERS	MARENAKOS. SEE SPECIFICATION AND DETAIL.
	GARDEN BEDS	MODULAR METAL RAISED GARDEN BEDS, VEGO GARDEN OR EQUAL, SEE SPECIFICATIONS. COLOR AND FINISH TBD
	PLANTER POTS	FREESTANDING ROUND FIBERGLASS PLANTER POTS, PLANTERS UNLIMITED OR EQUAL, SEE SPECIFICATIONS. COLOR AND FINISH TBD
	SITE BENCH	BENCH 472 BY DUMOR, 6' LONG BACKED, SURFACE MOUNT, SEE SPECIFICATIONS. BASE COLOR TBD.
	PICNIC TABLE	6' AND 6' ADA TABLE SET 475 BY DUMOR, SURFACE MOUNT, SEE SPECIFICATIONS. BASE COLOR TBD.
	WORK TABLE	WILLARD TABLE BY TOURNESOL SITEWORKS, SURFACE MOUNT, SEE SPECIFICATIONS.
	FIRE PIT	54" STEEL FIRE PIT, ROBATA 54 SERIES BY PALOFORM WITH ELECTRIC START, AUTO SHUT OFF AND WALL TIMER SWITCH, NATURAL GAS
	BIKE RACK	2-BIKE CAPACITY MULTIPLICITY RACK BY LANDSCAPEFORMS, SURFACE MOUNT, SEE SPECIFICATIONS. COLOR TBD.
	SITE FURNISHINGS	FF&E UNLESS OTHERWISE NOTED

LANDSCAPE TYPES

(Symbols shown at 1" = 20'-0")

SYMBOL	ITEM	DESCRIPTION
	PARKING LOT LANDSCAPE	TREES, SHRUBS, GROUNDCOVER AREAS AT PARKING LOTS. REFER TO PLANTING PLANS FOR FURTHER INFO (L2.00-L2.06)
	OPEN SPACE LANDSCAPE	TREES, SHRUBS, GROUNDCOVER, AND LAWN AREAS AT OPEN SPACES. REFER TO PLANTING PLANS FOR FURTHER INFO (L2.00-L2.06)
	ROW / STREETSCAPE	STREET TREES, GROUNDCOVER, AND LAWN AREAS AT FRONTAGE. REFER TO PLANTING PLANS FOR FURTHER INFO (L2.00-L2.06)
	BUILDING FOUNDATION LANDSCAPE	TREES, SHRUBS, GROUNDCOVER, AND LAWN AREAS AT BUILDING FOUNDATIONS. REFER TO PLANTING PLANS FOR FURTHER INFO (L2.00-L2.06)

SCALE: 1"=40'-0"

0' 20' 40' 80' 160'

N

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DRAWN BY KC | DESIGNED BY KC
CHECKED BY TC | APPROVED BY PN
DATE 9/25/2025
J O B No. : 2400346

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S C A L E: AS NOTED

fora
Fora Landscape Architects
1430 NE 65th Street
Seattle, WA 98115
t: 206-322-1732 w: fora.land

STATE OF WASHINGTON PETER J NELSON REGISTERED LANDSCAPE ARCHITECT NO 3389 EXP. 03/21/2027

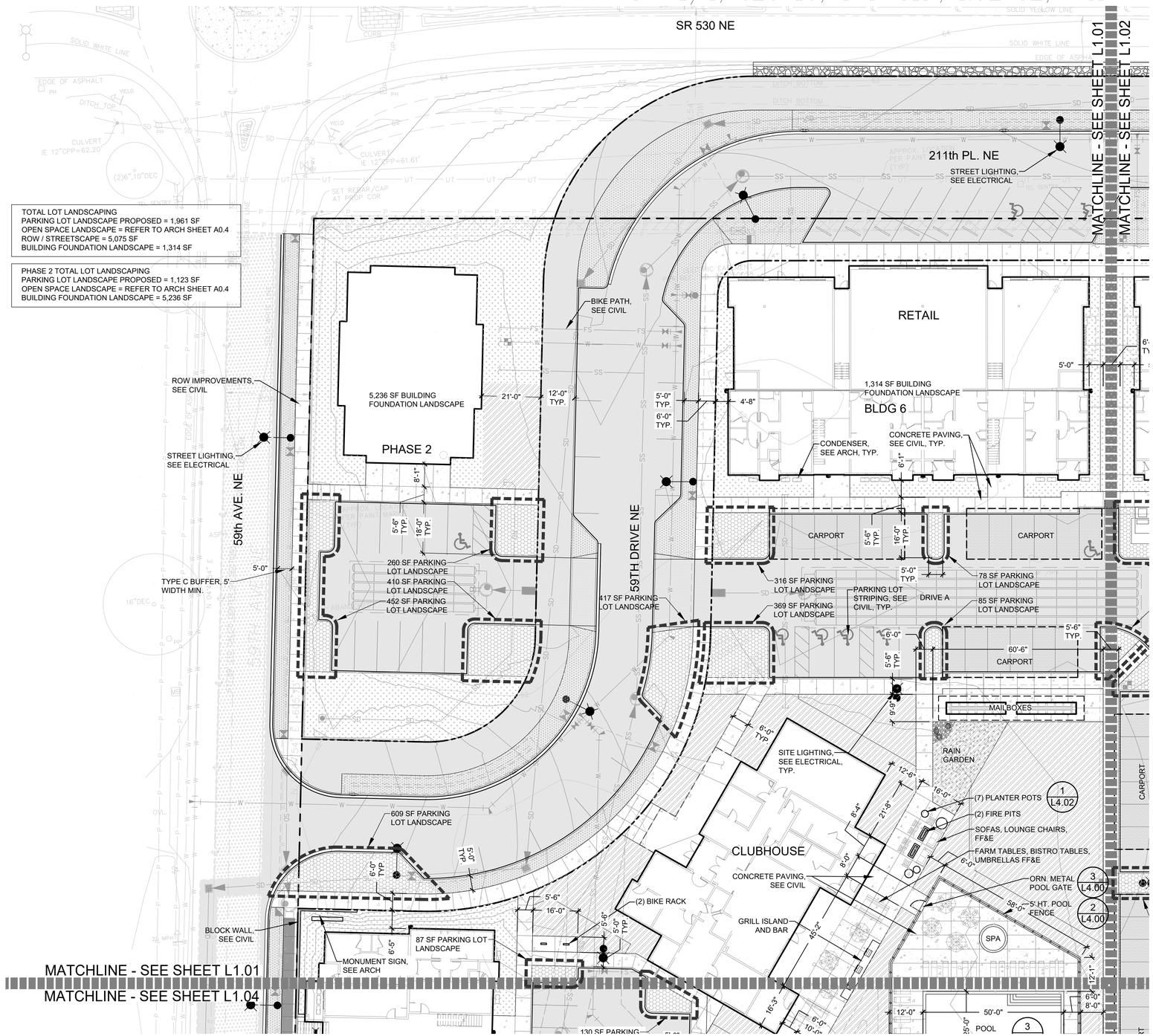
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

OVERALL LANDSCAPE PLAN

SHEET L1.00

P:\Quarterra Arlington\CAD\Q ARL_L1-LAND.dwg
Sep 23, 2025 - 9:46am
Kaylin

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



SITE IMPROVEMENTS LEGEND

(Symbols shown at 1" = 20'-0")

SYMBOL	ITEM	DESCRIPTION
	ORNAMENTAL METAL FENCE	SEE DETAILS AND SPECIFICATIONS
	CHAIN LINK FENCE	SEE DETAILS AND SPECIFICATIONS
	SPLIT RAIL FENCE	SEE DETAILS AND SPECIFICATIONS
	SCREEN FENCE	SEE DETAILS AND SPECIFICATIONS
	SCORE JOINT CONCRETE PAVING	SEE SITE PLAN FOR LAYOUT AND PATTERN. SEE CIVIL.
	WOODCHIP SURFACING	ENGINEERED WOOD FIBER SURFACING. SEE DETAIL AND SPECIFICATIONS
	GRAVEL PAVING	1/4" MINUS CRUSHED GRAVEL SURFACING WITH STABILIZER. SEE DETAIL AND SPECIFICATIONS.
LOG	PLAY LOG	PEELED CEDAR LOG. SEE SPECIFICATIONS
	LANDSCAPE BOULDERS	MARENAKOS. SEE SPECIFICATION AND DETAIL.
	GARDEN BEDS	MODULAR METAL RAISED GARDEN BEDS, VEGO GARDEN OR EQUAL, SEE SPECIFICATIONS. COLOR AND FINISH TBD
	PLANTER POTS	FREESTANDING ROUND FIBERGLASS PLANTER POTS, PLANTERS UNLIMITED OR EQUAL, SEE SPECIFICATIONS. COLOR AND FINISH TBD
	SITE BENCH	BENCH 472 BY DUMOR, 6' LONG BACKED, SURFACE MOUNT, SEE SPECIFICATIONS. BASE COLOR TBD.
	PICNIC TABLE	6' AND 6' ADA TABLE SET 475 BY DUMOR, SURFACE MOUNT, SEE SPECIFICATIONS. BASE COLOR TBD.
	WORK TABLE	WILLARD TABLE BY TOURNESOL SITEWORKS, SURFACE MOUNT, SEE SPECIFICATIONS.
	FIRE PIT	54" STEEL FIRE PIT, ROBATA 54 SERIES BY PALOFORM WITH ELECTRIC START, AUTO SHUT OFF AND WALL TIMER SWITCH, NATURAL GAS
	BIKE RACK	2-BIKE CAPACITY MULTIPLICITY RACK BY LANDSCAPEFORMS, SURFACE MOUNT, SEE SPECIFICATIONS. COLOR TBD.
	SITE FURNISHINGS	FF&E UNLESS OTHERWISE NOTED

LANDSCAPE TYPES

(Symbols shown at 1" = 20'-0")

SYMBOL	ITEM	DESCRIPTION
	PARKING LOT LANDSCAPE	TREES, SHRUBS, GROUNDCOVER AREAS AT PARKING LOTS. REFER TO PLANTING PLANS FOR FURTHER INFO (L2.00-L2.06)
	OPEN SPACE LANDSCAPE	TREES, SHRUBS, GROUNDCOVER, AND LAWN AREAS AT OPEN SPACES. REFER TO PLANTING PLANS FOR FURTHER INFO (L2.00-L2.06)
	ROW / STREETSCAPE	STREET TREES, GROUNDCOVER, AND LAWN AREAS AT FRONTAGE. REFER TO PLANTING PLANS FOR FURTHER INFO (L2.00-L2.06)
	BUILDING FOUNDATION LANDSCAPE	TREES, SHRUBS, GROUNDCOVER, AND LAWN AREAS AT BUILDING FOUNDATIONS. REFER TO PLANTING PLANS FOR FURTHER INFO (L2.00-L2.06)

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

N

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2	6/4/2025	KC	TC	PN	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	KC	TC	PN	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	KC	TC	PN	CUP / BSP SUBMITTAL

DRAWN BY KC | DESIGNED BY KC
CHECKED BY TC | APPROVED BY PN
DATE 9/25/2025
J O B No. : 2400346

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STATE OF WASHINGTON PETER J NELSON No 1389 EXP 03/27/2027 LANDSCAPE ARCHITECT

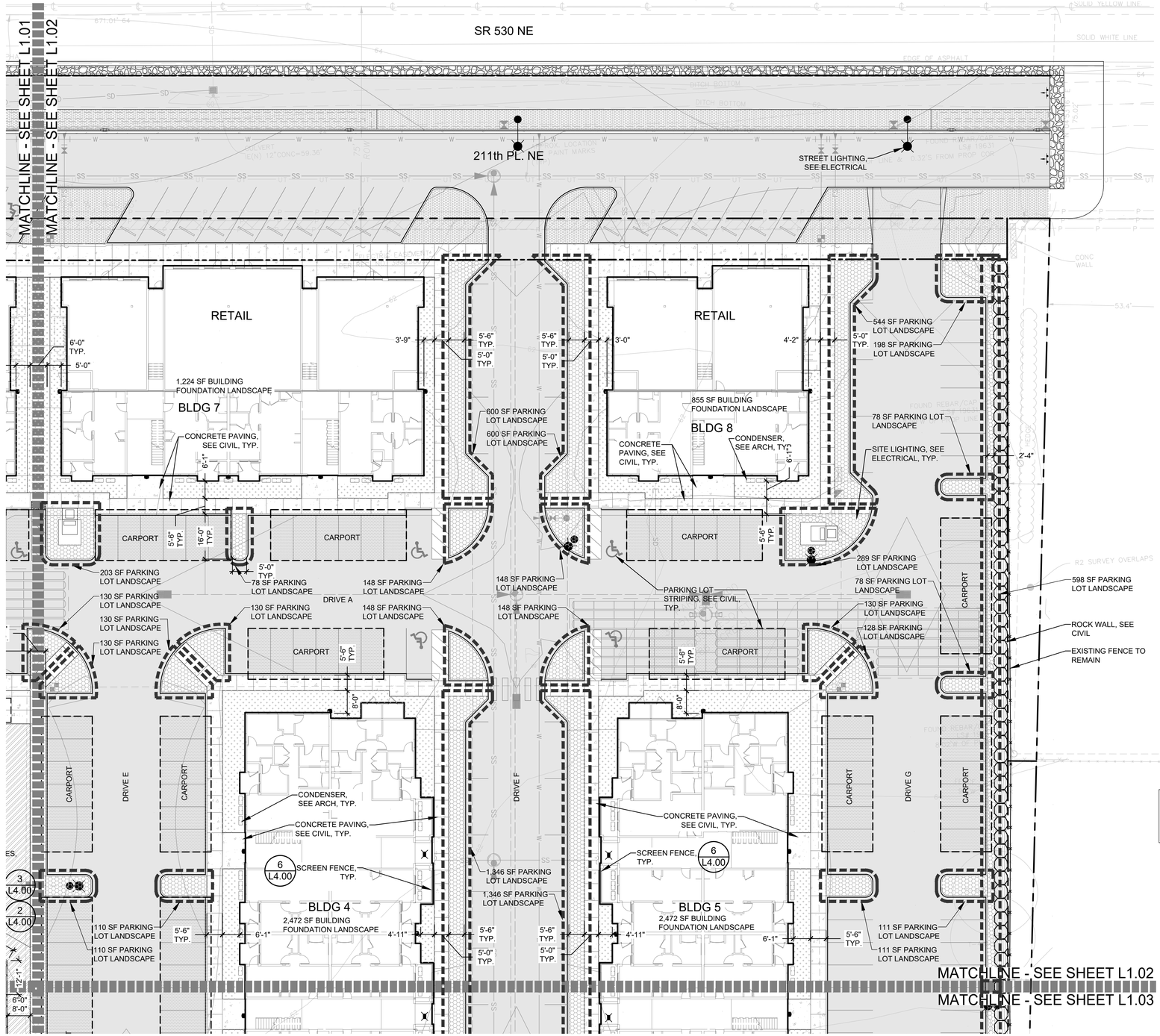
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

LANDSCAPE PLAN

SHEET L1.01

P:\Quarterra Arlington\CAD\Q ARL_L1-LAND.dwg
Kaylin
Sep 23, 2025 - 9:46am

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



SITE IMPROVEMENTS LEGEND

(Symbols shown at 1" = 20'-0")

SYMBOL	ITEM	DESCRIPTION
	ORNAMENTAL METAL FENCE	SEE DETAILS AND SPECIFICATIONS
	CHAIN LINK FENCE	SEE DETAILS AND SPECIFICATIONS
	SPLIT RAIL FENCE	SEE DETAILS AND SPECIFICATIONS
	SCREEN FENCE	SEE DETAILS AND SPECIFICATIONS
	SCORE JOINT CONCRETE PAVING	SEE SITE PLAN FOR LAYOUT AND PATTERN. SEE CIVIL.
	WOODCHIP SURFACING	ENGINEERED WOOD FIBER SURFACING. SEE DETAIL AND SPECIFICATIONS
	GRAVEL PAVING	1/4" MINUS CRUSHED GRAVEL SURFACING WITH STABILIZER. SEE DETAIL AND SPECIFICATIONS.
LOG	PLAY LOG	PEELED CEDAR LOG. SEE SPECIFICATIONS
	LANDSCAPE BOULDERS	MARENAKOS. SEE SPECIFICATION AND DETAIL.
	GARDEN BEDS	MODULAR METAL RAISED GARDEN BEDS, VEGO GARDEN OR EQUAL, SEE SPECIFICATIONS. COLOR AND FINISH TBD
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	SITE FURNISHINGS	FF&E UNLESS OTHERWISE NOTED

LANDSCAPE TYPES

(Symbols shown at 1" = 20'-0")

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	ROW / STREETSCAPE	STREET TREES, GROUNDCOVER, AND LAWN AREAS AT FRONTAGE. REFER TO PLANTING PLANS FOR FURTHER INFO (L2.00-L2.06)
	BUILDING FOUNDATION LANDSCAPE	TREES, SHRUBS, GROUNDCOVER, AND LAWN AREAS AT BUILDING FOUNDATIONS. REFER TO PLANTING PLANS FOR FURTHER INFO (L2.00-L2.06)

TOTAL LOT LANDSCAPING
PARKING LOT LANDSCAPE PROPOSED = 7,786 SF
OPEN SPACE LANDSCAPE = REFER TO ARCH SHEET A0.4
ROW / STREETSCAPE = 5,629 SF
BUILDING FOUNDATION LANDSCAPE = 7,023 SF

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

N

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STATE OF WASHINGTON PETER J NELSON REG. 1989 EXP. 03/27/2027 LANDSCAPE ARCHITECT

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

LANDSCAPE PLAN

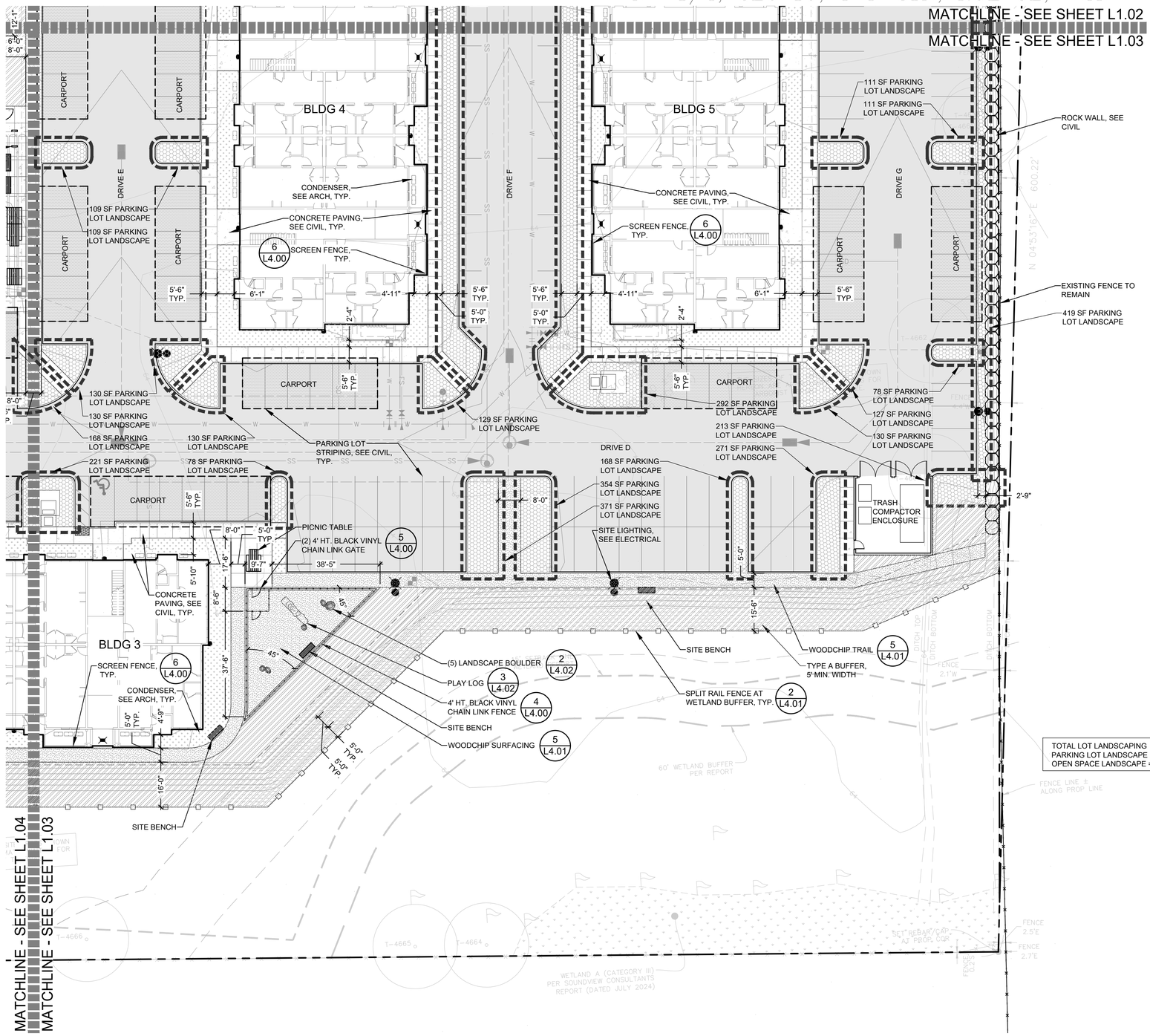
SHEET L1.02

Sep 23, 2025 - 9:46pm Kaylin P:\Quartermo Arlington\CAD\Q ARL_L1-LAND.dwg

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.

MATCHLINE - SEE SHEET L1.02

MATCHLINE - SEE SHEET L1.03



MATCHLINE - SEE SHEET L1.04

MATCHLINE - SEE SHEET L1.03

TOTAL LOT LANDSCAPING
PARKING LOT LANDSCAPE PROPOSED = 3,947 SF
OPEN SPACE LANDSCAPE = REFER TO ARCH SHEET A0.4

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

N

SITE IMPROVEMENTS LEGEND

(Symbols shown at 1" = 20'-0")

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LANDSCAPE TYPES

(Symbols shown at 1" = 20'-0")

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DRAWN BY KC | DESIGNED BY KC
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DATE 9/25/2025
J O B No. : 2400346
S C A L E: AS NOTED

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Seattle, WA 98115
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STATE OF WASHINGTON PETER J NELSON NO. 1989 EXP. 03/27/2027 LANDSCAPE ARCHITECT

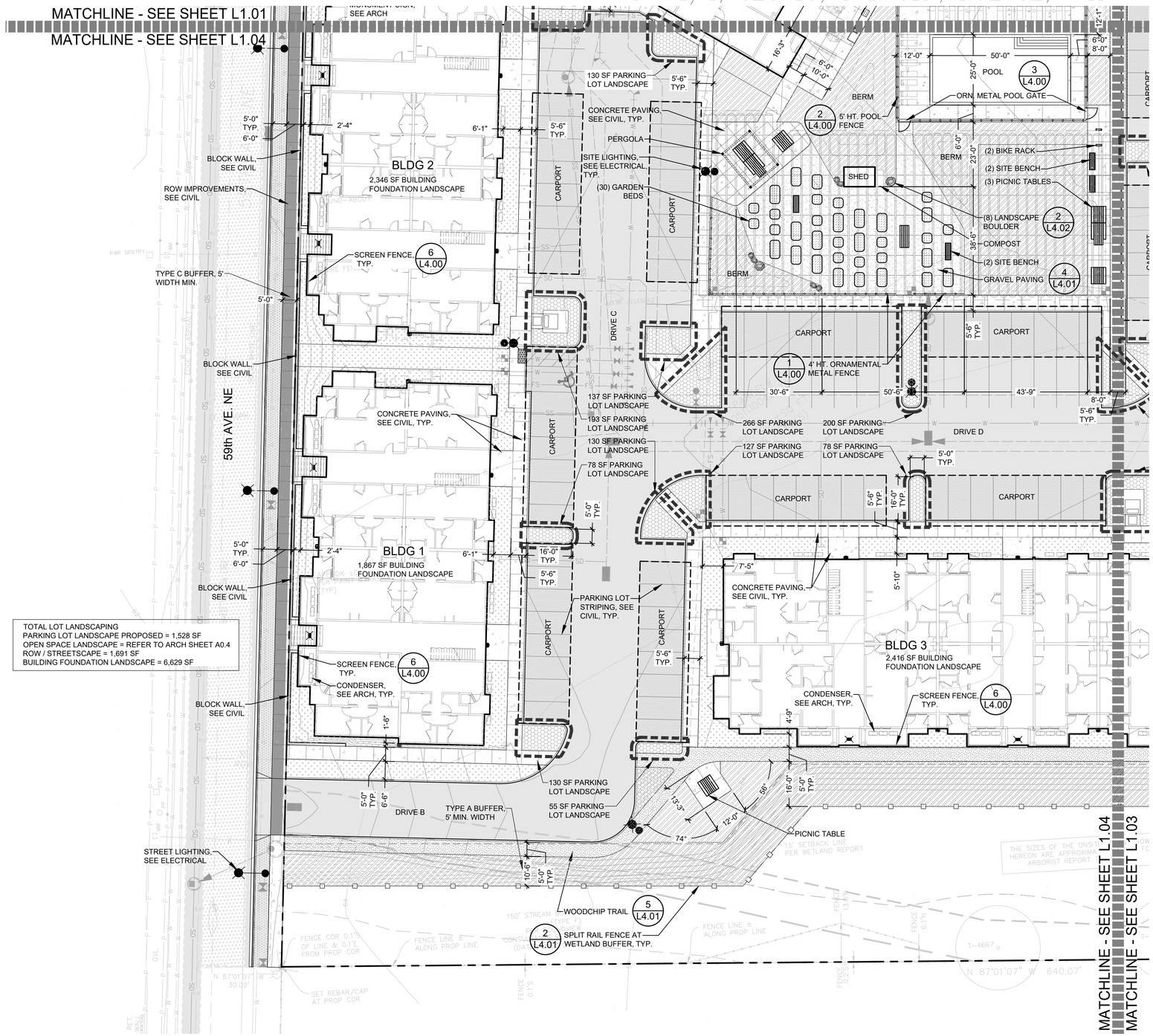
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

LANDSCAPE PLAN

SHEET L1.03

Sep 23, 2025 - 9:46pm Kaylin P:\Quartera Arlington\CAD\Q_ARL_L1-LAND.dwg

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



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	SITE FURNISHINGS	FF&E UNLESS OTHERWISE NOTED

LANDSCAPE TYPES

(Symbols shown at 1" = 20'-0")

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	BUILDING FOUNDATION LANDSCAPE	TREES, SHRUBS, GROUNDCOVER, AND LAWN AREAS AT BUILDING FOUNDATIONS. REFER TO PLANTING PLANS FOR FURTHER INFO (L2.00-L2.06)

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

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STATE OF WASHINGTON PETER J NELSON NO. 1389 EXP. 03/27/2027 LANDSCAPE ARCHITECT

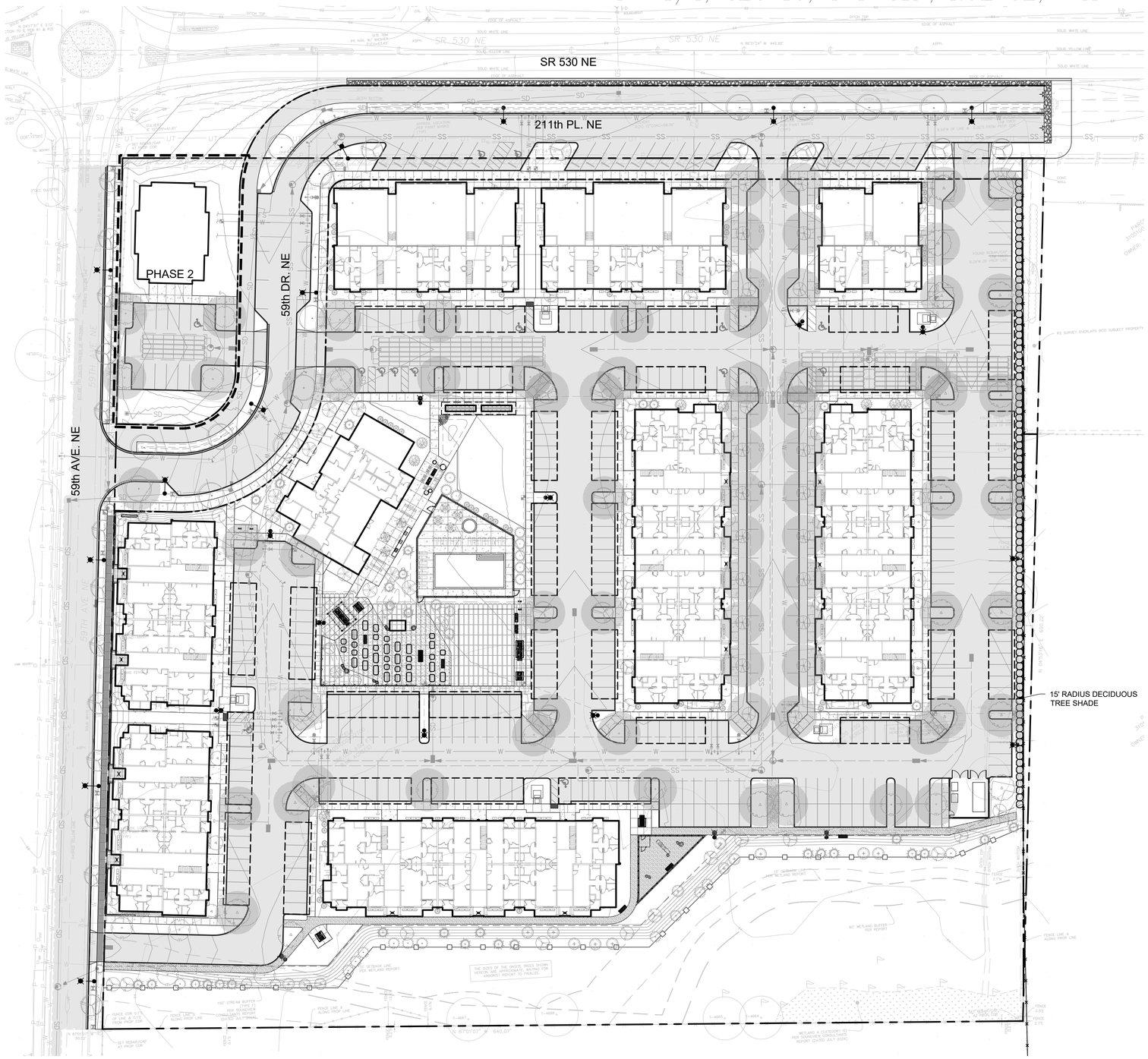
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

LANDSCAPE PLAN

SHEET L1.04

Sep 23, 2025 - 9:46am Kaylin P:\Quartera Arlington\C40\Q ARL_L1-LAND.dwg

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LANDSCAPE REQUIREMENT CALCULATIONS:

PER AMC 20.76.130 VEHICLE ACCOMMODATION AREAS ARE REQUIRED TO SHADED BY TREES. EACH TREE PRESUMED TO SHADE CIRCULAR AREA HAVING RADIUS OF 15 FEET AND THERE MUST BE SUFFICIENT TREES SO THAT 20% OF VEHICLE ACCOMMODATION AREA WILL BE SHADED BY TREES.

PARKING AREA SHADING
PARKING LOT TREES = 99 PROPOSED (85 DECIDUOUS, 14 EVERGREEN)
15' RADIUS PER DECIDUOUS TREE = 706.85 SF OF SHADING PER TREE
5' RADIUS PER EVERGREEN TREE = 78.53 SF OF SHADING PER TREE
70 X 706.85 = 49,479.50 SF OF SHADING
(NOT INCLUDING SHADING OF LANDSCAPE ISLAND AREA)
49,479.5 - 15,222 = 34,257.50 SF OF SHADING
VEHICLE ACCOMMODATION AREA = 108,097 SF (REFER TO L2.01-L2.04 FOR EXTENTS)

108,097 X 0.20 = 21,619.4 SF REQUIRED SHADING
PROPOSED SHADING = 34,257.50 SF (34257.5 / 108097 = 0.3169 (32%))

TOTAL LOT LANDSCAPING
TOTAL LOT AREA = 319,415 SF

PROPOSED LANDSCAPE AREAS:
PARKING LOT LANDSCAPE = 15,222 SF
OPEN SPACE LANDSCAPE = 23,543 SF (REFER TO ARCH SHEET A0.4)
ROW / STREETSCAPE = 12,395 SF
BUILDING FOUNDATION LANDSCAPE = 14,966 SF

TOTAL PROPOSED LANDSCAPE = 66,126 SF

PERCENTAGE OF TOTAL LOT LANDSCAPING: 66126 / 319415 = 0.2070 (21%)

PHASE 2 LANDSCAPE REQUIREMENT CALCULATIONS:

PER AMC 20.76.130 VEHICLE ACCOMMODATION AREAS ARE REQUIRED TO SHADED BY TREES. EACH TREE PRESUMED TO SHADE CIRCULAR AREA HAVING RADIUS OF 15 FEET AND THERE MUST BE SUFFICIENT TREES SO THAT 20% OF VEHICLE ACCOMMODATION AREA WILL BE SHADED BY TREES.

PARKING AREA SHADING
PARKING LOT TREES = 4 PROPOSED (4 DECIDUOUS, 0 EVERGREEN)
15' RADIUS PER DECIDUOUS TREE = 706.85 SF OF SHADING PER TREE
5' RADIUS PER EVERGREEN TREE = 78.53 SF OF SHADING PER TREE
4 X 706.85 = 2,827.4 SF OF SHADING
(NOT INCLUDING SHADING OF LANDSCAPE ISLAND AREA)
2827.4 - 1123 = 1,704.4 SF OF SHADING
VEHICLE ACCOMMODATION AREA = 3,743 SF (REFER TO L2.01-L2.04 FOR EXTENTS)

3,743 X 0.20 = 748.6 SF REQUIRED SHADING
PROPOSED SHADING = 1,704.4 SF (1704.4 / 3743 = 0.2958 (30%))

TOTAL LOT LANDSCAPING
TOTAL LOT AREA = 14,958 SF

PROPOSED LANDSCAPE AREAS:
PARKING LOT LANDSCAPE = 1,123 SF
OPEN SPACE LANDSCAPE = 748 SF (REFER TO ARCH SHEET A0.4)
BUILDING FOUNDATION LANDSCAPE = 5,236 SF

TOTAL PROPOSED LANDSCAPE = 7,107 SF

PERCENTAGE OF TOTAL LOT LANDSCAPING: 7107 / 14958 = 0.4751 (47%)

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STATE OF WASHINGTON PETER J NELSON LANDSCAPE ARCHITECT REG 2389 EXP. 03/27/2027

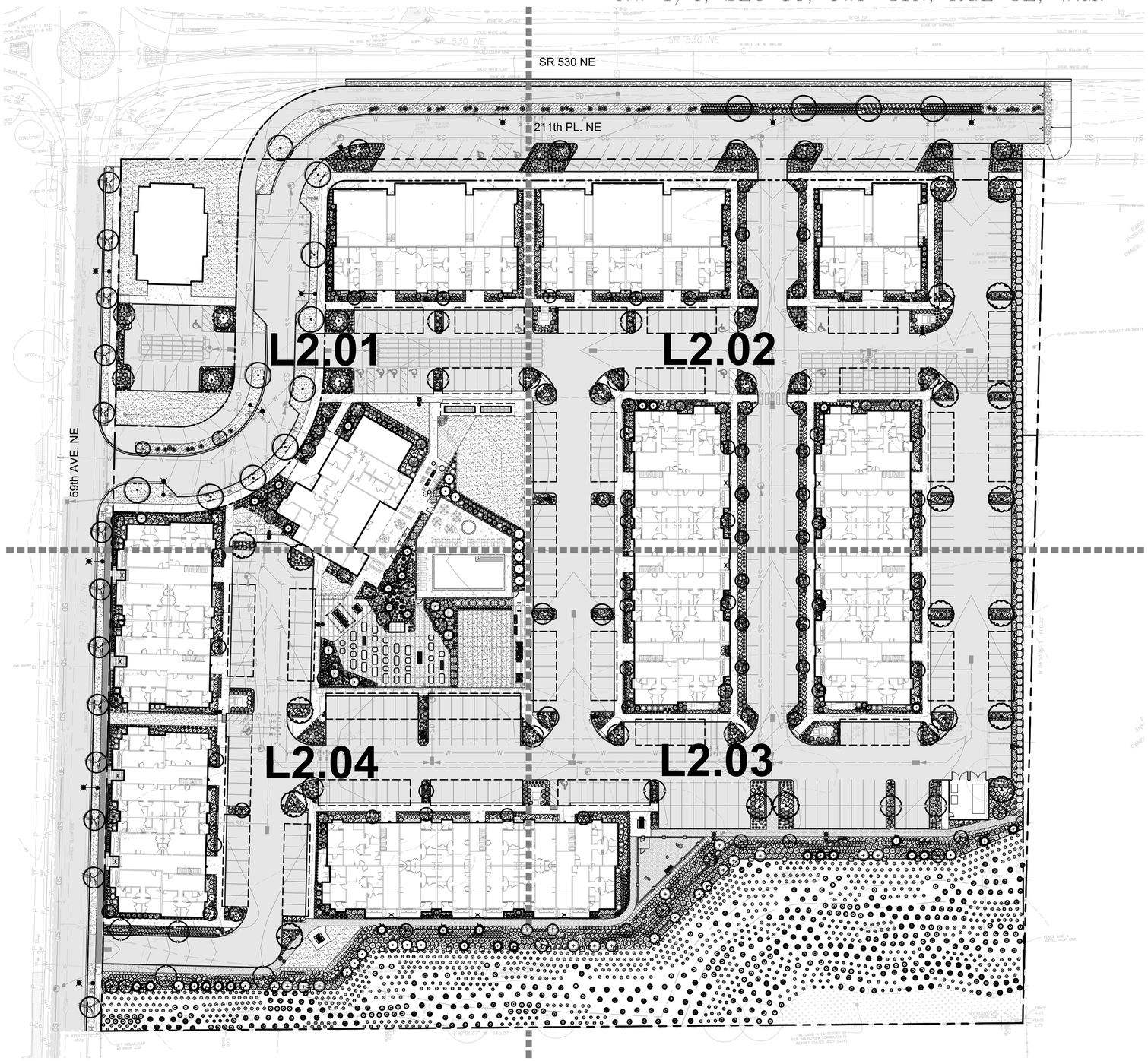
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

TREE SHADING PLAN

SHEET L1.05

Sep 23, 2025 - 9:46am Kaylin P:\Quarterra Arlington\CAD\Q ARL_L1-LAND.dwg

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



PLANTING NOTES

1. SUBMIT COLOR PHOTOS REPRESENTATIVE OF PROPOSED NURSERY STOCK FOR EACH PLANT SPECIES AND VARIETY LISTED IN LANDSCAPE SCHEDULE. FINAL APPROVAL OF PLANT MATERIAL WILL NOT BE PROVIDED UNTIL DELIVERY AND REVIEW ON SITE.
2. CONTAINERIZED TREES ARE STRONGLY DISCOURAGED. TREES WITH LARGE CIRCLING ROOTS OR TOO DEEP ROOT SYSTEMS WILL BE REJECTED.
3. ALL ROOT PACKAGES MUST BE FREE OF ANY WEEDS.
4. TREE STAKING REQUIREMENTS WILL BE DETERMINED BY LANDSCAPE ARCHITECT AT THE TIME OF PLANTING. PROPERLY PROPORTIONED AND PLANTED TREES WITH HEALTHY ROOT PACKAGES MAY NOT REQUIRE STAKING.
5. ALL TREE STAKES MUST BE REMOVED BY THE CONTRACTOR BY THE END OF THE FIRST FULL GROWING SEASON.
6. AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, PRUNING MAY BE REQUIRED TO REMOVE DAMAGED, CROSSING, MISSHAPEN OR LOW BRANCHING LIMBS. TREES SHOULD NOT REQUIRE SIGNIFICANT PRUNING TO CORRECT HEALTH OR AESTHETIC DEFICIENCIES.
7. INSTALL 3" DEPTH SPECIFIED MULCH IN ALL LANDSCAPE AREAS.
8. INSTALL 8" DEPTH SPECIFIED TOPSOIL IN ALL LANDSCAPE AREAS.
9. PROVIDE A 4' DIAMETER MULCH CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS.
10. REFER TO CIVIL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR REMOVAL REQUIREMENTS AND PROTECTION FENCING AROUND EXISTING VEGETATION.
11. REFER TO TREE PRESERVATION PLANS FOR SCHEDULE OF EXISTING TREES TO BE SAVED OR REMOVED.
12. REFER TO CIVIL PLANS FOR NEW UTILITY WORK. CONTRACTOR RESPONSIBLE FOR PATCH AND REPAIR OF ALL EXISTING LANDSCAPE AREAS DISTURBED BY CONSTRUCTION WORK UNDER THIS CONTRACT.
13. REFER TO PLANTING AND SEEDING SPECIFICATION FOR ADDITIONAL REQUIREMENTS, INCLUDING EXTENDED MAINTENANCE REQUIREMENTS.

SCALE: 1"=40'-0"

0' 20' 40' 80' 160'

N

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	KC	TC	PN	CUP CYCLE 3 RESUBMITTAL
2	6/4/2025	KC	TC	PN	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	KC	TC	PN	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	KC	TC	PN	CUP / BSP SUBMITTAL

DRAWN BY KC | DESIGNED BY KC
CHECKED BY TC | APPROVED BY PN
DATE 9/25/2025
JOB No.: 2400346

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

SCALE: AS NOTED

fora
Fora Landscape Architects
1430 NE 65th Street
Seattle, WA 98115
t: 206-322-1732 w: fora.land

STATE OF WASHINGTON PETER J NELSON REG. NO. 1989 EXP. 03/27/2027 LANDSCAPE ARCHITECT

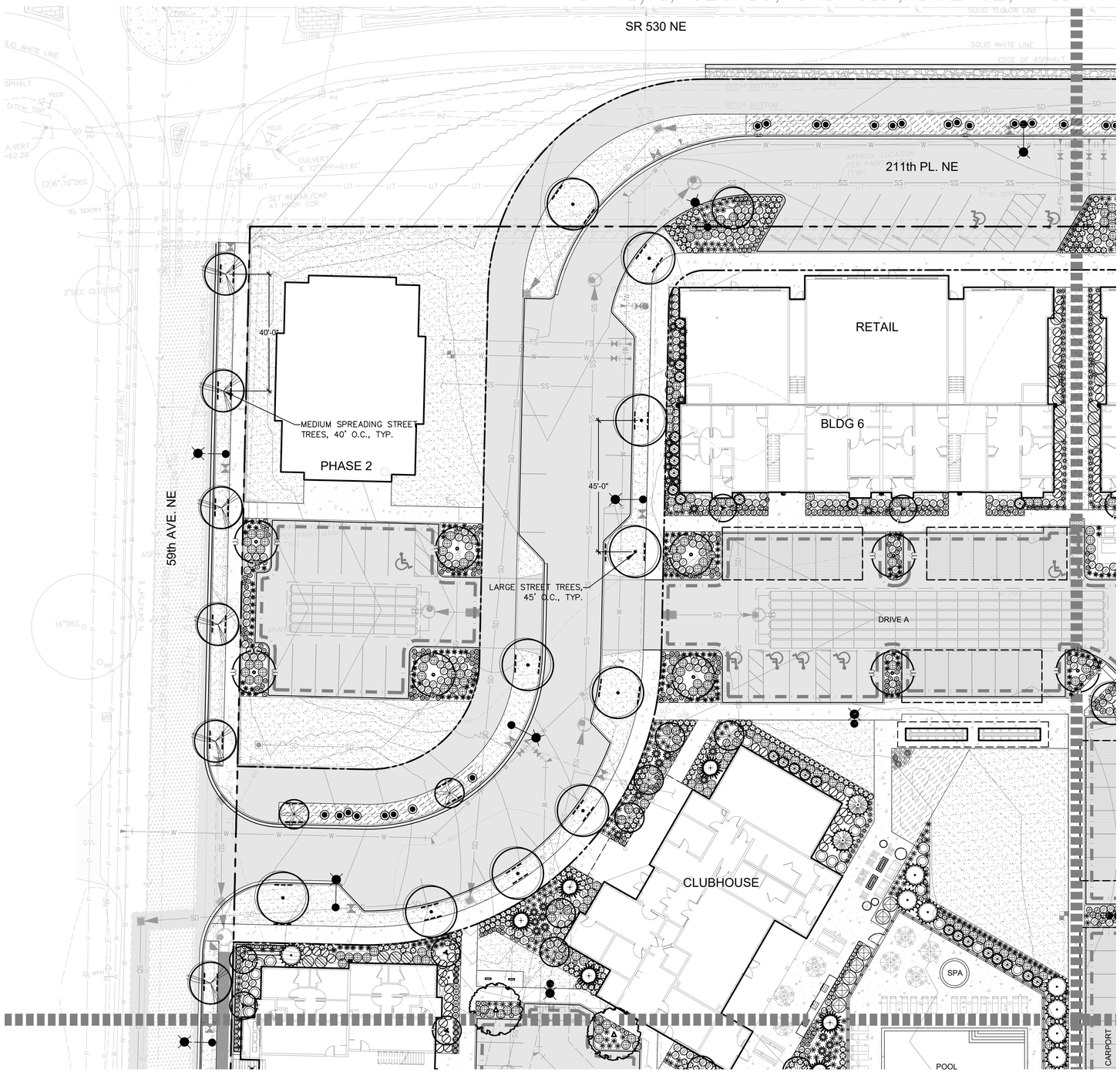
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

OVERALL PLANTING PLAN

SHEET L2.00

Sep 24, 2025 - 2:59pm Kaylin P:\Quartero Arlington\CAD\Q_ARL_L2-PLNT.dwg

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

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NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	KC	TC	PN	CUP CYCLE 3 RESUBMITTAL
2	6/4/2025	KC	TC	PN	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	KC	TC	PN	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	KC	TC	PN	CUP / BSP SUBMITTAL

DRAWN BY: KC | DESIGNED BY: KC
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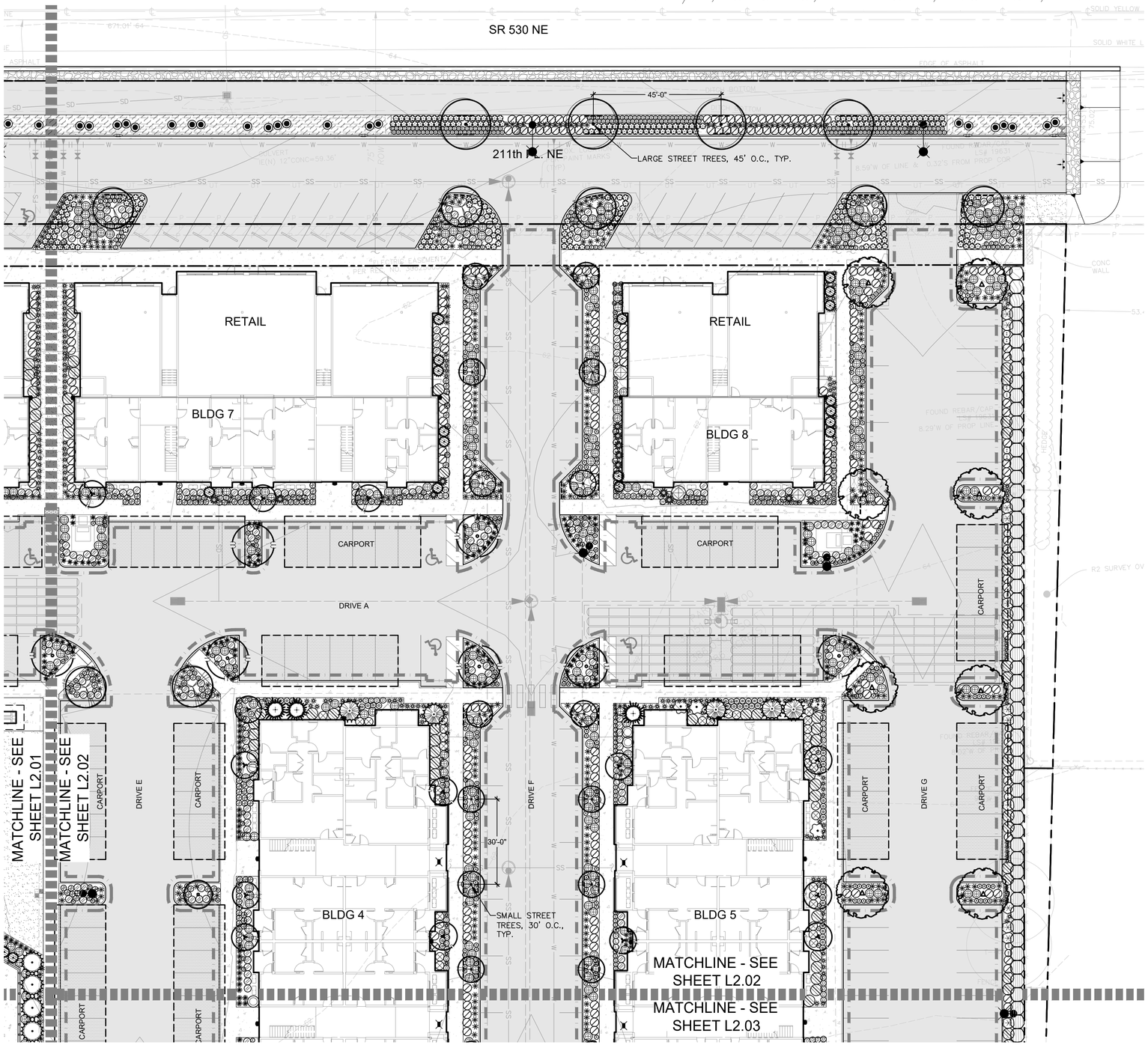
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

PLANTING PLAN

SHEET L2.01

Sep 24, 2025 - 3:00pm Kaylin P:\Quartera Arlington\CAD\Q ARL_L2-PLNT.dwg

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



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1	1/31/2025	KC	TC	PN	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	KC	TC	PN	CUP / BSP SUBMITTAL

DRAWN BY KC | DESIGNED BY KC
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DATE 9/25/2025
JOB No.: 2400346
SCALE: AS NOTED

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STATE OF WASHINGTON PETER J NELSON No. 1389 EXP. 03/27/2027 LANDSCAPE ARCHITECT

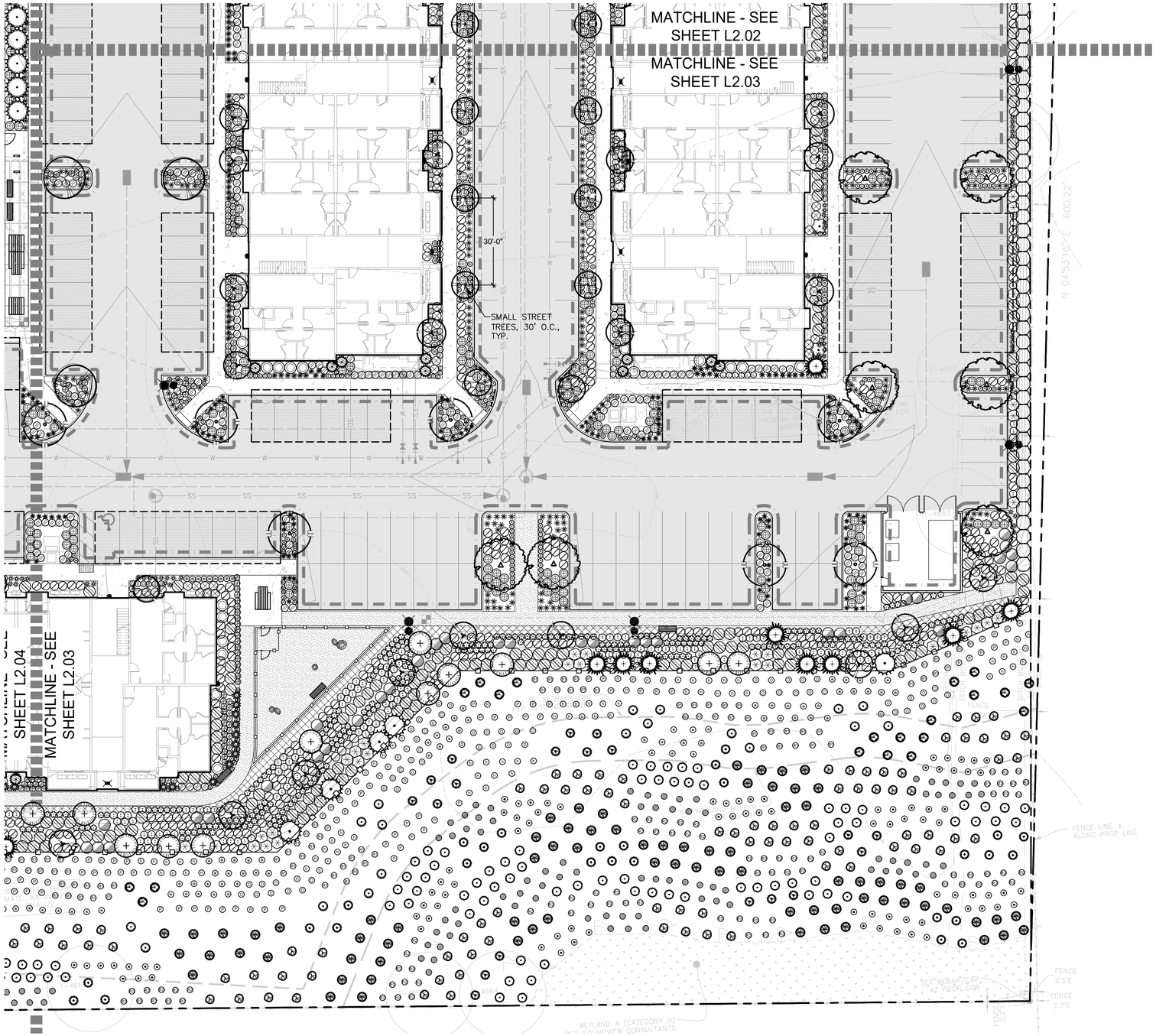
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

PLANTING PLAN

SHEET L2.02

Sep 24, 2025 - 3:00pm Kayln P:\Quarterra Arlington\CAD\Q ARL_L2-PLNT.dwg

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

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1	1/31/2025	KC	TC	PN	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	KC	TC	PN	CUP / BSP SUBMITTAL

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DESIGNED BY: KC
CHECKED BY: TC
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DATE: 9/25/2025
JOB No.: 2400346

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STATE OF WASHINGTON PETER J NELSON NO. 1389 EXP. 03/21/2027 LANDSCAPE ARCHITECT

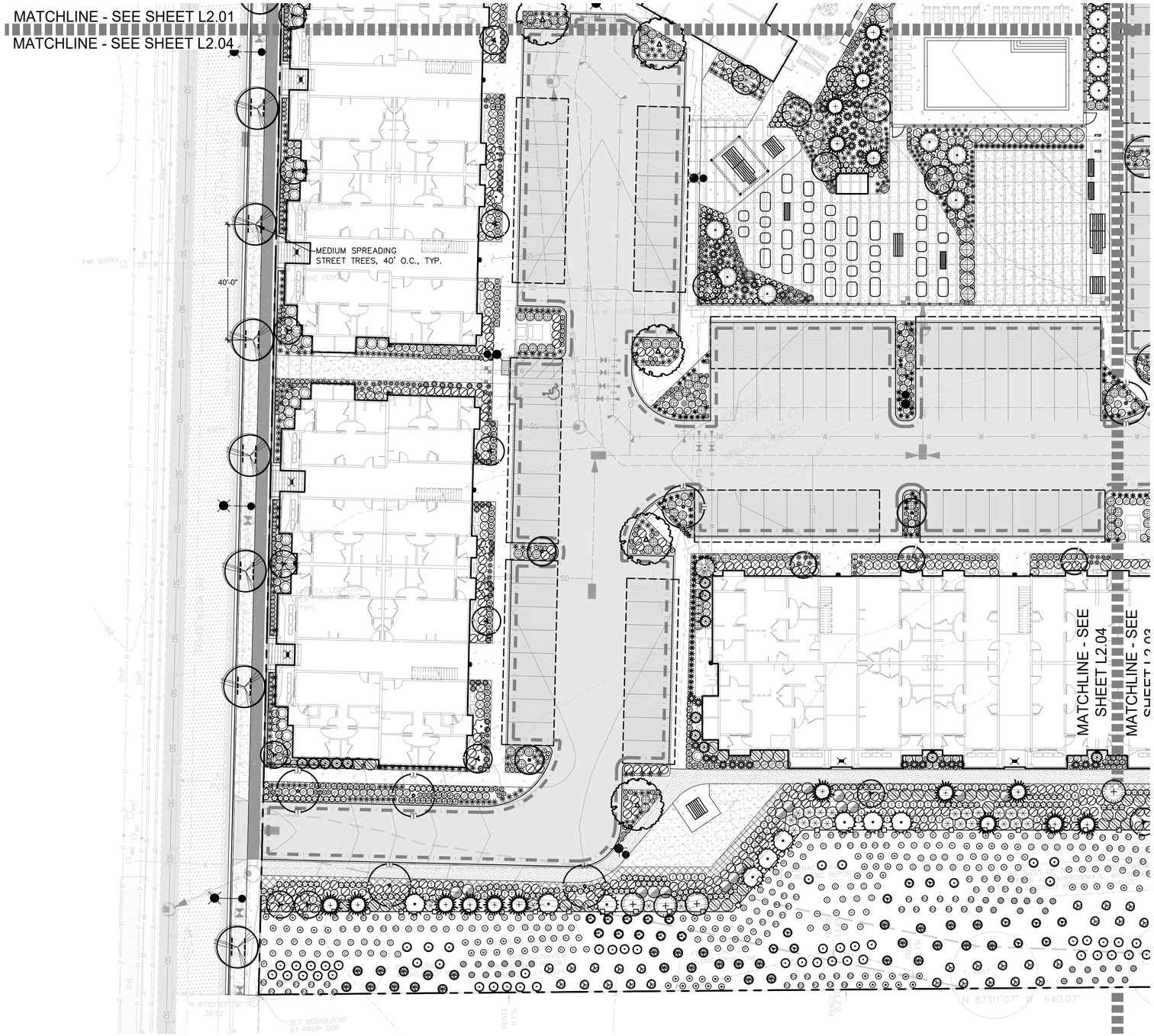
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

PLANTING PLAN

SHEET L2.03

Sep 24, 2025 - 3:01pm Kaylin P:\Quarterra Arlington\CAD\2 ARL_L2-PLNT.dwg

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



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STATE OF WASHINGTON PETER J NELSON No 1989 EXP 03/27/2027 LANDSCAPE ARCHITECT

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

PLANTING PLAN

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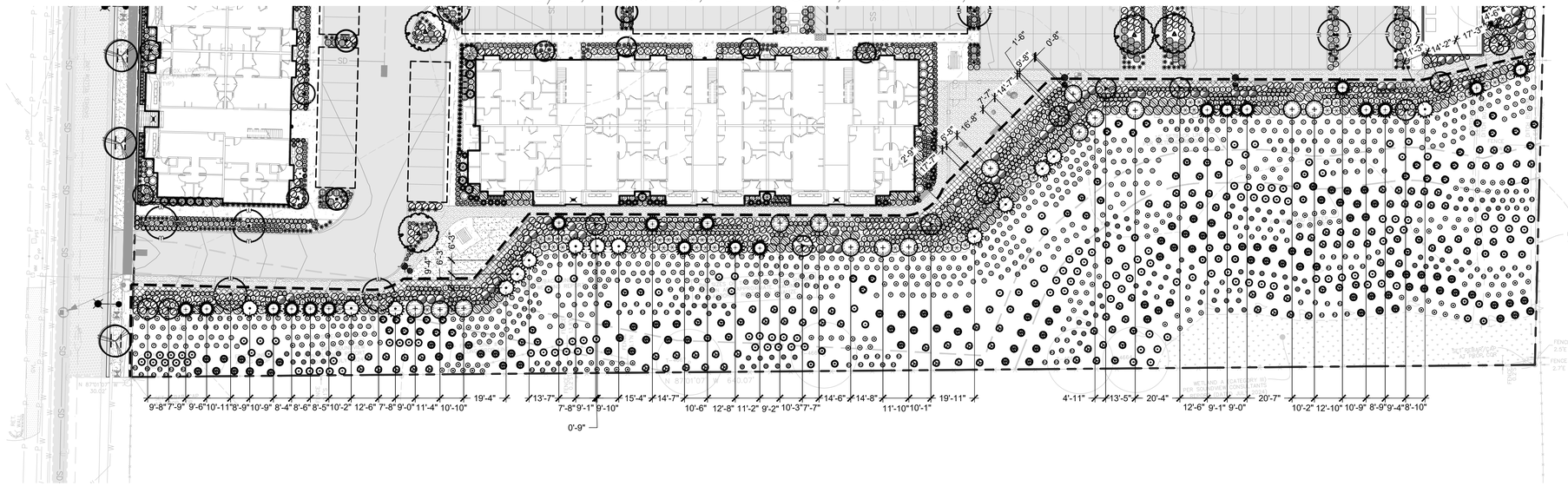

PLANT SCHEDULE SOUTH BUFFER & WETLAND BUFFER ENHANCEMENT

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION / REMARKS
DECIDUOUS TREES				
	2	GINKGO BILOBA `AUTUMN GOLD` MAIDENHAIR TREE	MIN. 2" CAL., 10`-12` MIN. HT.	MATCHED, B&B., WELL BRANCHED ABOVE 6`HT.
EVERGREEN TREES				
	20	PINUS CONTORTA SHORE PINE	MIN. 8`-10` HT.	FULL AND BUSHY TO BASE, B&B OR CONT.
	15	PSEUDOTSUGA MENZIESII DOUGLAS FIR	MIN. 8`-10` HT.	FULL AND BUSHY TO BASE, B&B OR CONT.
	14	THUJA PLICATA WESTERN RED CEDAR	MIN. 8`-10` HT.	FULL AND BUSHY TO BASE, B&B OR CONT.
SMALL ACCENT TREES				
	11	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` `AUTUMN BRILLIANCE` SERVICEBERRY	(3) 1" CAL. TRUNKS, MIN. 8`-10` HT	MATCHED, B&B., WELL BRANCHED
WETLAND BUFFER RESTORATION				
	106	ACER CIRCINATUM VINE MAPLE	MIN. 1 GAL.	NOTE: REFER TO WETLAND REPORT FOR ADDITIONAL INFORMATION IN THIS AREA.
	106	ALNUS RUBRA RED ALDER	MIN. 1 GAL.	
	30	FRANGULA PURSHIANA CASCARA BUCKTHORN	MIN. 1 GAL.	
	27	PICEA SITCHENSIS SITKA SPRUCE	MIN. 2 GAL.	
	30	PSEUDOTSUGA MENZIESII DOUGLAS FIR	MIN. 2 GAL.	
	107	SALIX SCOULERIANA SCOULER'S WILLOW	LIVE STAKE	
	30	THUJA PLICATA WESTERN RED CEDAR	MIN. 2 GAL.	

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION/REMARKS
SHRUBS				
	358	CORNUS STOLONIFERA `KELSEYI` KELSEY DOGWOOD	MIN. 12"-15" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	[illegible]	MAHONIA AQUIFOLIUM OREGON GRAPE	MIN. 24"-30" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	226	MAHONIA AQUIFOLIUM `COMPACTA` COMPACT OREGON GRAPE	MIN. 18"-24" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	51	PHILADELPHUS LEWISII WILD MOCKORANGE	MIN. 30"-36" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	42	RIBES SANGUINEUM RED FLOWERING CURRANT	MIN. 30"-36" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	2[illegible]7	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	MIN. 18"-24" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
WETLAND BUFFER RESTORATION				
	119	HOLODISCUS DISCOLOR OCEANSPRAY	MIN. 1 GAL. CONTAINER	NOTE: REFER TO WETLAND REPORT FOR ADDITIONAL INFORMATION IN THIS AREA.
	106	LONICERA INVOLUCRATA TWINBERRY	MIN. 1 GAL. CONTAINER	
	118	OEMLARIA CERASIFORMIS INDIAN PLUM	MIN. 1 GAL. CONTAINER	
	119	POLYSTICHUM MUNITUM WESTERN SWORD FERN	MIN. 1 GAL. CONTAINER	
	119	ROSA GYMNOCARPA WOOD ROSE	MIN. 1 GAL. CONTAINER	
	107	ROSA NUTKANA NOOTKA ROSE	MIN. 1 GAL. CONTAINER	
	107	RUBUS SPECTABILIS SALMONBERRY	MIN. 1 GAL. CONTAINER	
	119	SYMPHORICARPOS ALBUS COMMON SNOWBERRY	MIN. 1 GAL. CONTAINER	
GROUND COVERS				
	1,332 SF	GROUND COVER NATIVE MIX		
	308	GAULTHERIA SHALLON SALAL	MIN. 1 GAL. CONTAINER	18" O.C. TRIANG. SPAC., START FIRST ROW 12" FROM EDGE, FULL & BUSHY
	153	MAHONIA NERVOSA LOW OREGON GRAPE	MIN. 1 GAL. CONTAINER	18" O.C. TRIANG. SPAC., START FIRST ROW 12" FROM EDGE, FULL & BUSHY
	153	POLYSTICHUM MUNITUM WESTERN SWORD FERN	MIN. 1 GAL. CONTAINER	18" O.C. TRIANG. SPAC., START FIRST ROW 12" FROM EDGE, FULL & BUSHY

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STATE OF WASHINGTON · PETER J NELSON · No 1389 EXP. 01/27/2027 · LANDSCAPE ARCHITECT

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

SOUTH BUFFER PLANTING

SHEET
L2.05

Sep 24, 2025 - 3:01pm Kaylin P:\Quarterra Arlington\CAD\Q ARL_L2-PLNT.dwg

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.

PLANT SCHEDULE PROJECT

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION / REMARKS
DECIDUOUS TREES				
	14	ACER RUBRUM `OCTOBER GLORY` OCTOBER GLORY MAPLE	MIN. 2" CAL., 10`-12` MIN. HT.	MATCHED, B&B., WELL BRANCHED ABOVE 6`HT.
	21	GINKGO BILOBA `AUTUMN GOLD` MAIDENHAIR TREE	MIN. 2" CAL., 10`-12` MIN. HT.	MATCHED, B&B., WELL BRANCHED ABOVE 6`HT.
	24	NYSSA SYLVATICA `BLACK TUPELO` SOUR GUM	MIN. 2" CAL., 10`-12` MIN. HT.	MATCHED, B&B., WELL BRANCHED ABOVE 6`HT.
	22	PARROTIA PERSICA PERSIAN PARROTIA	MIN. 2" CAL., 10`-12` MIN. HT.	MATCHED, B&B., WELL BRANCHED ABOVE 6`HT.
	15	POPULUS TREMULOIDES QUAKING ASPEN	MIN. 2" CAL., 10`-12` MIN. HT.	MATCHED, B&B., WELL BRANCHED ABOVE 6`HT.
	4	QUERCUS MACROCARPA `URBAN PINNACLE` URBAN PINNACLE OAK	MIN. 2" CAL., 10`-12` MIN. HT.	MATCHED, B&B., WELL BRANCHED ABOVE 6`HT.
	20	TILIA CORDATA `CHANCELLOR` CHANCELLOR LINDEN	MIN. 2" CAL., 10`-12` MIN. HT.	MATCHED, B&B., WELL BRANCHED ABOVE 6`HT.
EVERGREEN TREES				
	15	PICEA OMORIKA SERBIAN SPRUCE	MIN. 8`-10` HT.	FULL AND BUSHY TO BASE, B&B OR CONT.
	13	PINUS CONTORTA SHORE PINE	MIN. 8`-10` HT.	FULL AND BUSHY TO BASE, B&B OR CONT.
	64	THUJA OCCIDENTALIS 'AMERICAN PILLAR' AMERICAN PILLAR ARBORVITAE	MIN. 6`-8` HT.	FULL AND BUSHY TO BASE, B&B OR CONT.
	8	THUJA PLICATA `HOGAN` HOGAN CEDAR	MIN. 8`-10` HT.	FULL AND BUSHY TO BASE, B&B OR CONT.
SMALL ACCENT TREES				
	16	ACER CIRCINATUM (MULTI-STEM) VINE MAPLE	(3) 1" CAL. TRUNKS, MIN. 8`-10` HT	MATCHED, B&B., WELL BRANCHED
	24	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` `AUTUMN BRILLIANCE` SERVICEBERRY	(3) 1" CAL. TRUNKS, MIN. 8`-10` HT	MATCHED, B&B., WELL BRANCHED
	4	CORNUS MAS CORNELIAN CHERRY DOGWOOD	(3) 1" CAL. TRUNKS MIN. 8-10` HT.	MATCHED, B&B., WELL BRANCHED

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION/REMARKS
SHRUBS				
	23	ARBUTUS UNEDO `OKTOBERFEST` STRAWBERRY TREE	MIN. 30"-36" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	15	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` FEATHER REED GRASS	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	552	CORNUS STOLONIFERA `KELSEYI` KELSEY DOGWOOD	MIN. 12"-15" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	13	HAMAMELIS X INTERMEDIA `ARNOLD PROMISE` ARNOLD PROMISE WITCH HAZEL	MIN. 4`-5` HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	645	HYDRANGEA QUERCIFOLIA `PEE WEE` OAKLEAF HYDRANGEA	MIN. 12"-15" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	580	ILEX CRENATA `NORTHERN BEAUTY` NORTHERN BEAUTY JAPANESE HOLLY	MIN. 18"-24" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	163	ITEA VIRGINICA 'SPRICH' TM LITTLE HENRY SWEETSPIRE	5 GAL. CONT., 24" HT./SPR.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	30	LAVANDULA X INTERMEDIA `GROSSO` GROSSO LAVENDIN	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	111	MAHONIA AQUIFOLIUM OREGON GRAPE	MIN. 24"-30" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	473	MAHONIA AQUIFOLIUM `COMPACTA` COMPACT OREGON GRAPE	MIN. 18"-24" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	18	PHILADELPHUS LEWISII WILD MOCKORANGE	MIN. 30"-36" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	35	PINUS MUGO 'PUMILIO' PUMILIO MUGO PINE	5 GAL. CONT. MIN.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	7	RIBES SANGUINEUM RED FLOWERING CURRANT	MIN. 30"-36" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	70	RIBES SANGUINEUM `KING EDWARD VII` RED FLOWERING CURRANT	MIN. 30"-36" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	43	ROSA NUTKANA NOOTKA ROSE	MIN. 24"-30" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	410	SPIRAEA BETULIFOLIA `TOR` BIRCHLEAF SPIREA	MIN. 18"-24" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	21	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	MIN. 18"-24" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	128	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	MIN. 18"-24" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION / REMARKS
FERNS, GROUNDCOVERS, AND GRASSES				
	419	ACHILLEA MILLEFOLIUM `MOONSHINE` YARROW	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	71	ANEMONE X HYBRIDA `HONORINE JOBERT` HONORINE JOBERT JAPANESE ANEMONE	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	305	ASTER X FRIKARTII 'MONCH' MONCH FRIKART'S ASTER	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	47	CAREX OSHIMENSIS `EVERGOLD` VARIEGATED JAPANESE SEDGE	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	328	CAREX TESTACEA CAREX	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	120	DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	82	DRYOPTERIS ERYTHROSORA AUTUMN FERN	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	126	ECHINACEA PURPUREA PURPLE CONEFLOWER	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	229	GERANIUM MACRORRHIZUM BIGROOT GERANIUM	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	901	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	47	HELIOPSIS HELIANTHOIDES 'SUMMER NIGHTS' SUMMER NIGHTS FALSE SUNFLOWER	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	97	MISCANTHUS SINENSIS `MORNING LIGHT` EULALIA GRASS	MIN. 5 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	348	POLYSTICHUM MUNITUM WESTERN SWORD FERN	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	235	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` BLACK-EYED SUSAN	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	116	SEDUM X `AUTUMN JOY` AUTUMN JOY SEDUM	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	111	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	42	STIPA TENUISSIMA FINESTEM NEEDLEGRASS	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	11	VERBENA BONARIENSIS PURPLETOP VERVAIN	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
GROUND COVERS				
		BIORETENTION		
	244	CAREX SPICATA PRICKLY SEDGE	MIN. 1 GAL. CONTAINER	18" O.C. TRIANG. SPAC., START FIRST ROW 10" FROM EDGE
	244	GERANIUM MACRORRHIZUM 'INGWERSEN'S VARIETY' INGWERSEN'S BIGROOT GERANIUM	MIN. 1 GAL. CONTAINER	18" O.C. TRIANG. SPAC., START FIRST ROW 10" FROM EDGE
	244	IRIS DOUGLASIANA DOUGLAS IRIS	MIN. 1 GAL. CONTAINER	18" O.C. TRIANG. SPAC., START FIRST ROW 12" FROM EDGE
	244	JUNCUS EFFUSUS COMMON RUSH	MIN. 1 GAL. CONTAINER	18" O.C. TRIANG. SPAC., START FIRST ROW 10" FROM EDGE
	244	MAHONIA REPENS CREEPING MAHONIA	MIN. 1 GAL. CONTAINER	18" O.C. TRIANG. SPAC., START FIRST ROW 10" FROM EDGE
LAWN				
		LAWN	SEE SPECIFICATION	
		DEEP ROOT ROOT BARRIERS	UB 18-2 FOR BARRIERS ALONG CURBS AND SIDEWALKS	SEE DECIDUOUS TREE PLANTING DETAIL AND CITY STANDARD DETAIL PLANTING STRIP R-260 (PROVIDED ON L2.07). INSTALL PER MANUFACTURER'S SPECIFICATIONS. SUBMIT SHOP DRAWINGS.
		VEHICULAR ACCOMMODATION AREA	108,097 SF (3,743 SF PHASE 2)	REFER TO LANDSCAPE REQUIREMENT CALCULATIONS ON L1.05

PLANT SCHEDULE PHASE 2

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION / REMARKS
DECIDUOUS TREES				
	4	GINKGO BILOBA `AUTUMN GOLD` MAIDENHAIR TREE	MIN. 2" CAL., 10`-12` MIN. HT.	MATCHED, B&B., WELL BRANCHED ABOVE 6`HT.

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION/REMARKS
SHRUBS				
	30	HYDRANGEA QUERCIFOLIA `PEE WEE` OAKLEAF HYDRANGEA	MIN. 12"-15" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	41	ILEX CRENATA `NORTHERN BEAUTY` NORTHERN BEAUTY JAPANESE HOLLY	MIN. 18"-24" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
FERNS, GROUNDCOVERS, AND GRASSES				
	34	ASTER X FRIKARTII 'MONCH' MONCH FRIKART'S ASTER	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	58	CAREX TESTACEA CAREX	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	39	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` BLACK-EYED SUSAN	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
LAWN				
		LAWN	SEE SPECIFICATION	

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3	9/25/2025	KC	TC	PN	CUP CYCLE 3 RESUBMITTAL
2	6/4/2025	KC	TC	PN	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	KC	TC	PN	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	KC	TC	PN	CUP / BSP SUBMITTAL

DRAWN BY KC | DESIGNED BY KC
CHECKED BY TC | APPROVED BY PN
DATE 9/25/2025
J O B No. : 2400346

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

S C A L E : AS NOTED

fora
Fora Landscape Architects
1430 NE 65th Street
Seattle, WA 98115
t: 206-322-1732 w: fora.land

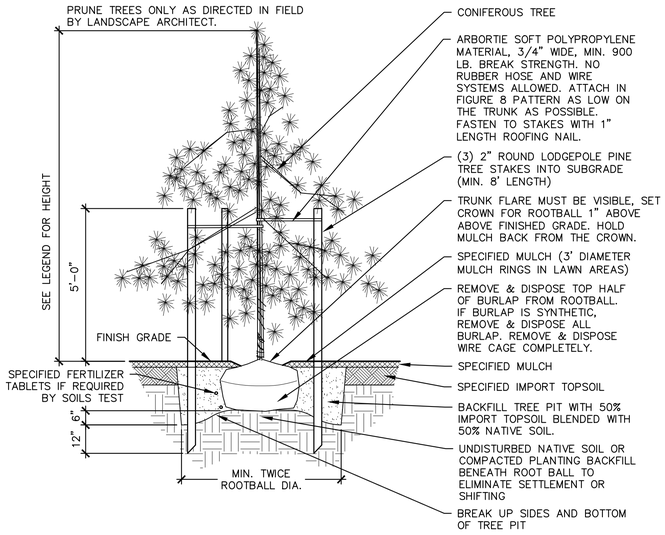
STATE OF WASHINGTON · PETER J NELSON · NO 1389 EXP 03/27/2027 · LANDSCAPE ARCHITECT

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

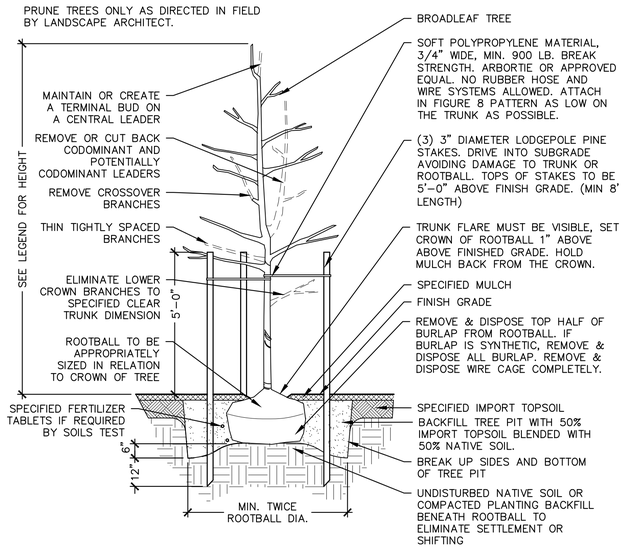
PLANTING LEGEND

SHEET L2.06

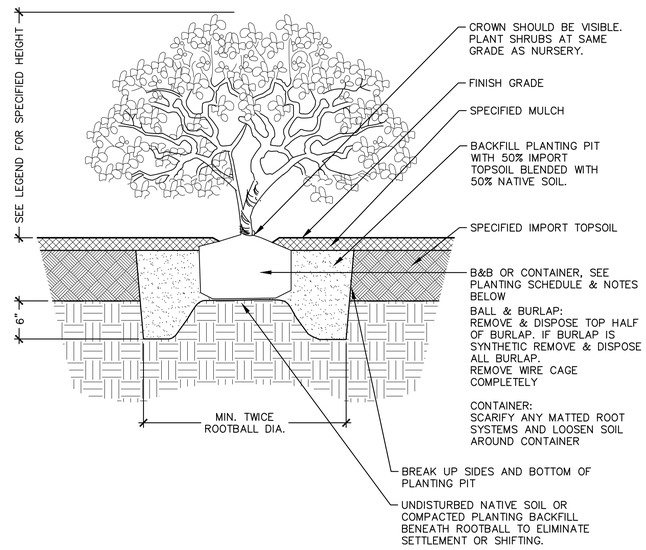
Sep 24, 2025 - 3:01pm Kayfin P:\Quarterra Arlington\CAD\0 ARL_L2-PLNT.dwg



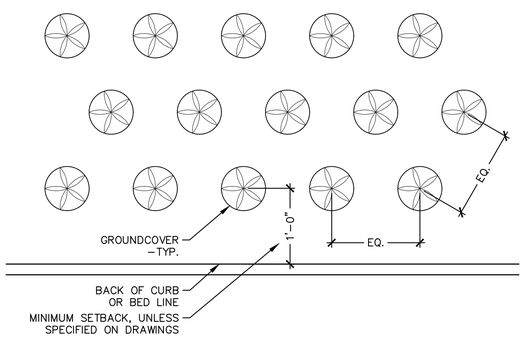
1 CONIFEROUS TREE PLANTING
3/8" = 1'-0" P-QU-Ø1



2 DECIDUOUS TREE PLANTING
3/8" = 1'-0" P-QU-Ø3

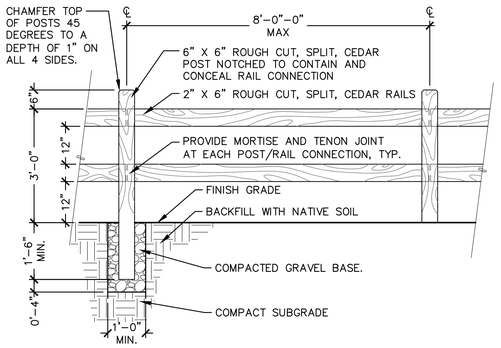


3 SHRUB PLANTING
1" = 1'-0" P-QU-Ø7



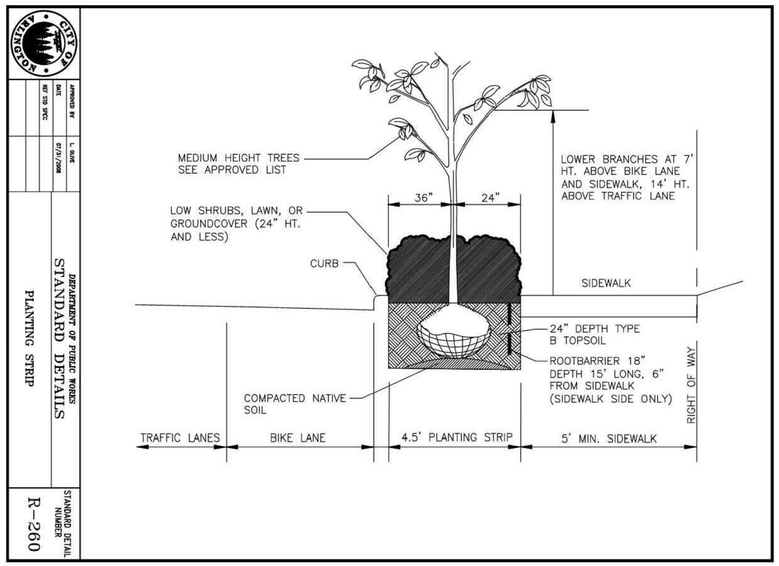
NOTES:
1. ALL GROUNDCOVER TO PLANTED AT = SPACING (TRIANGULAR) PER O.C. SPACING ON PLANS

4 GROUNDCOVER SPACING DIAGRAM
1" = 1'-0" P-QU-Ø5



NOTE:
1. REFER TO MITIGATION PLANS FOR WETLAND FENCE INFORMATION, DETAILS AND SIGNAGE.
2. REFER TO THIS DETAIL FOR ALL OTHER SPLIT RAIL FENCES ON SITE.

5 SPLIT RAIL FENCE
1/2" = 1'-0" P-QU-Ø2



6 STREET TREE PLANTING
Scale: NTS

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	KC	TC	PN	CUP CYCLE 3 RESUBMITTAL
2	6/4/2025	KC	TC	PN	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	KC	TC	PN	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	KC	TC	PN	CUP / BSP SUBMITTAL

DRAWN BY: KC | DESIGNED BY: KC
CHECKED BY: TC | APPROVED BY: PN
DATE: 9/25/2025
JOB No.: 2400346
SCALE: AS NOTED

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fora
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STATE OF WASHINGTON PETER J NELSON REG. 1389 EXP. 03/27/2027 LANDSCAPE ARCHITECT

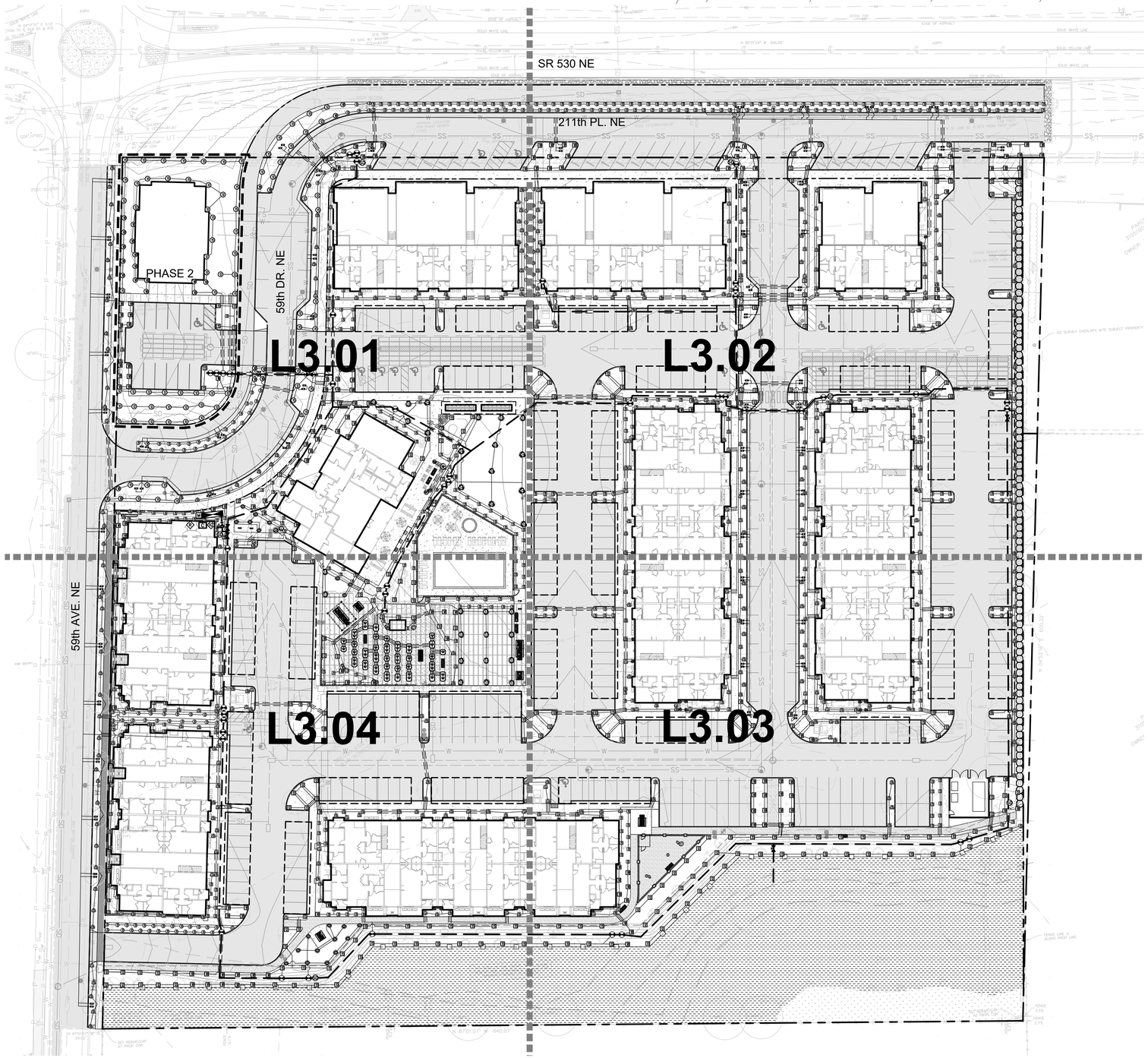
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

PLANTING DETAILS

SHEET L2.07

P:\Quartero Arlington\CAD\Q_ARL_L2-PLNT.dwg
Kaylin
Sep 24, 2025 - 3:00pm

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



VALVE SCHEDULE PROJECT

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PRECIP
1	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	51.35	37.3	1.96 in/h
2	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	43.07	38.5	1.76 in/h
3	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	39.14	36.6	1.73 in/h
4	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	53.75	37.1	2.92 in/h
5	RAIN BIRD PEB-IVM	1"	BUBBLER	21	39.9	2.14 in/h
6	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	48.9	37.2	1.65 in/h
7	RAIN BIRD PEB-IVM	1"	BUBBLER	1	31.3	0.92 in/h
8	RAIN BIRD PEB-IVM	1"	TURF ROTARY	21.09	50.5	0.58 in/h
9	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	45.67	35.9	1.5 in/h
10	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	38.02	36.2	1.48 in/h
11	RAIN BIRD PEB-IVM	1"	TURF ROTARY	17.31	52.1	0.61 in/h
12	RAIN BIRD PEB-IVM	1"	BUBBLER	12.25	33.2	1.0 in/h
13	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	49.05	39.2	1.62 in/h
14	RAIN BIRD PEB-IVM	1"	SHRUB SPRAY	17.21	39.0	1.66 in/h
15	RAIN BIRD PEB-IVM	1-1/2"	BUBBLER	25	39.4	2.38 in/h
16	RAIN BIRD PEB-IVM	1"	TURF SPRAY	10.66	33.5	1.68 in/h
17	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	38.33	37.2	1.74 in/h
18	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	39.94	37.9	1.79 in/h
19	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	34.49	36.8	1.58 in/h
20	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	37.8	37.4	2.88 in/h
21	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	32.58	37.8	2.02 in/h
22	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	35.0	38.1	2.0 in/h
23	RAIN BIRD PEB-IVM	1"	SHRUB SPRAY	17.69	38.0	1.74 in/h
24	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	37.24	38.0	1.64 in/h
25	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	30.71	37.1	1.68 in/h
26	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	31.63	38.0	1.87 in/h
27	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	50.72	48.3	1.06 in/h
28	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	49.87	37.4	0.96 in/h
29	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	27.38	35.6	0.9 in/h
30	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	43.06	39.4	0.83 in/h
31	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	54.57	39.6	1.79 in/h
32	RAIN BIRD PEB-IVM	1"	TURF ROTARY	6.35	47.4	0.8 in/h
33	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	35.25	41.2	0.85 in/h
34	RAIN BIRD PEB-IVM	1"	TURF SPRAY	14.62	33.8	1.77 in/h
35	RAIN BIRD PEB-IVM	1"	BUBBLER	13	39.0	2.4 in/h
36	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	30.24	40.0	1.92 in/h
37	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	47.71	39.5	2.01 in/h
38	RAIN BIRD PEB-IVM	1"	TURF SPRAY	10.06	32.9	1.62 in/h
39	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	28.8	38.1	1.43 in/h
40	RAIN BIRD PEB-IVM	1-1/2"	SHRUB SPRAY	35.01	38.3	1.76 in/h

VALVE SCHEDULE PHASE 2

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PRECIP
41	RAIN BIRD PEB-IVM	1"	SHRUB SPRAY	20.22	36.6	1.72 in/h
42	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	28.71	35.3	1.65 in/h
43	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	29.58	38.7	0.89 in/h
44	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	31.6	39.4	0.89 in/h

IRRIGATION NOTES:

1. ADJUST ALL IRRIGATION HEADS TO PROVIDE MAXIMUM COVERAGE, MINIMUM OVERSPRAY, AND NO FOGGING. SET ALL HEADS BACK FROM CURBS, PAVING, AND WALLS. SPRINKLER HEADS SHALL BE INSTALLED WITH 6" OFFSET FROM BACK OF PAVING OR CURB EDGES, AND 12" OFFSET WHERE CAR BUMPERS WILL OVERHANG.
2. LOCATION OF IRRIGATION MAINLINE, LATERALS, AND SLEEVING ARE SCHEMATIC ONLY, AND SHALL OCCUR IN PLANTING AREAS UNLESS SLEEVING IS SHOWN. IF SLEEVES ARE SHOWN THEY ARE TO BE STRAIGHT RUNS, TYP. MAKE MINOR CHANGES TO COORDINATE WITH ACTUAL AS-BUILT DIMENSIONS AND CONDITIONS.
3. VALVE BOXES SHALL BE LOCATED IN SHRUB PLANTING AREAS ONLY, LOCATE IN APPROXIMATE LOCATIONS AS SHOWN ON PLAN.
4. SEE CIVIL PLANS FOR LOCATION OF IRRIGATION STUB-OUT FROM 1.5" METER.
5. ANTICIPATED AVAILABLE STATIC WATER PRESSURE IS ESTIMATED AT +/-119 PSI, AS PROVIDED BY KPFF ON 5/22/25. VERIFY EXACT PRESSURE AT POINT OF CONNECTION PRIOR TO START OF WORK.
6. THE IRRIGATION SYSTEM HAS BEEN DESIGNED WITH SEPARATE HYDROZONES ACCORDING TO THE NEEDS OF THE PLANT MATERIAL. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO PROVIDE A MINIMUM AVERAGE DISTRIBUTION UNIFORMITY OF 0.625. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, AND OVERSPRAY. AVOID IRRIGATION DURING TIMES OF HIGH WINDS, WHEN RAINING, OR DURING THE MIDDLE OF THE DAY.
7. LATERAL PIPE SIZE SHALL BE AS NOTED ON PLAN. UNLABELED SECTIONS SHALL MATCH THE SIZE NOTED OF THE ADJACENT UPSTREAM PIPE. MINIMUM PIPE SIZE AT END OF LATERAL RUNS SHALL BE 3/4".
8. QUANTITIES AND PIPE LENGTHS INDICATED ON THE IRRIGATION SCHEDULE ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR. IF THERE IS A DISCREPANCY BETWEEN PLAN AND SCHEDULE, THE PLAN SHALL TAKE PRECEDENT.
9. WHERE IRRIGATION PIPING IS SHOWN ADJACENT OR UNDER EXISTING TREES, MAKE MINOR ROUTE ADJUSTMENTS TO AVOID TRENCHING THROUGH LARGE TREE ROOTS. REFER TO SPECIFICATION SECTION 328000 FOR FURTHER INSTRUCTIONS.
10. REFER TO IRRIGATION SPECIFICATION FOR ADDITIONAL REQUIREMENTS.

SCALE: 1"=40'-0"

0' 20' 40' 80' 160'

N

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	KC	TC	PN	CUP CYCLE 3 RESUBMITTAL
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1	1/31/2025	KC	TC	PN	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	KC	TC	PN	CUP / BSP SUBMITTAL

DRAWN BY KC | DESIGNED BY KC
CHECKED BY TC | APPROVED BY PN
DATE 9/25/2025
J O B No. : 2400346
SCALE: AS NOTED

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

fora
Fora Landscape Architects
1430 NE 65th Street
Seattle, WA 98115
t: 206-322-1732 w: fora.land

STATE OF WASHINGTON PETER J NELSON No 3389 EXP 03/27/2027 LANDSCAPE ARCHITECT

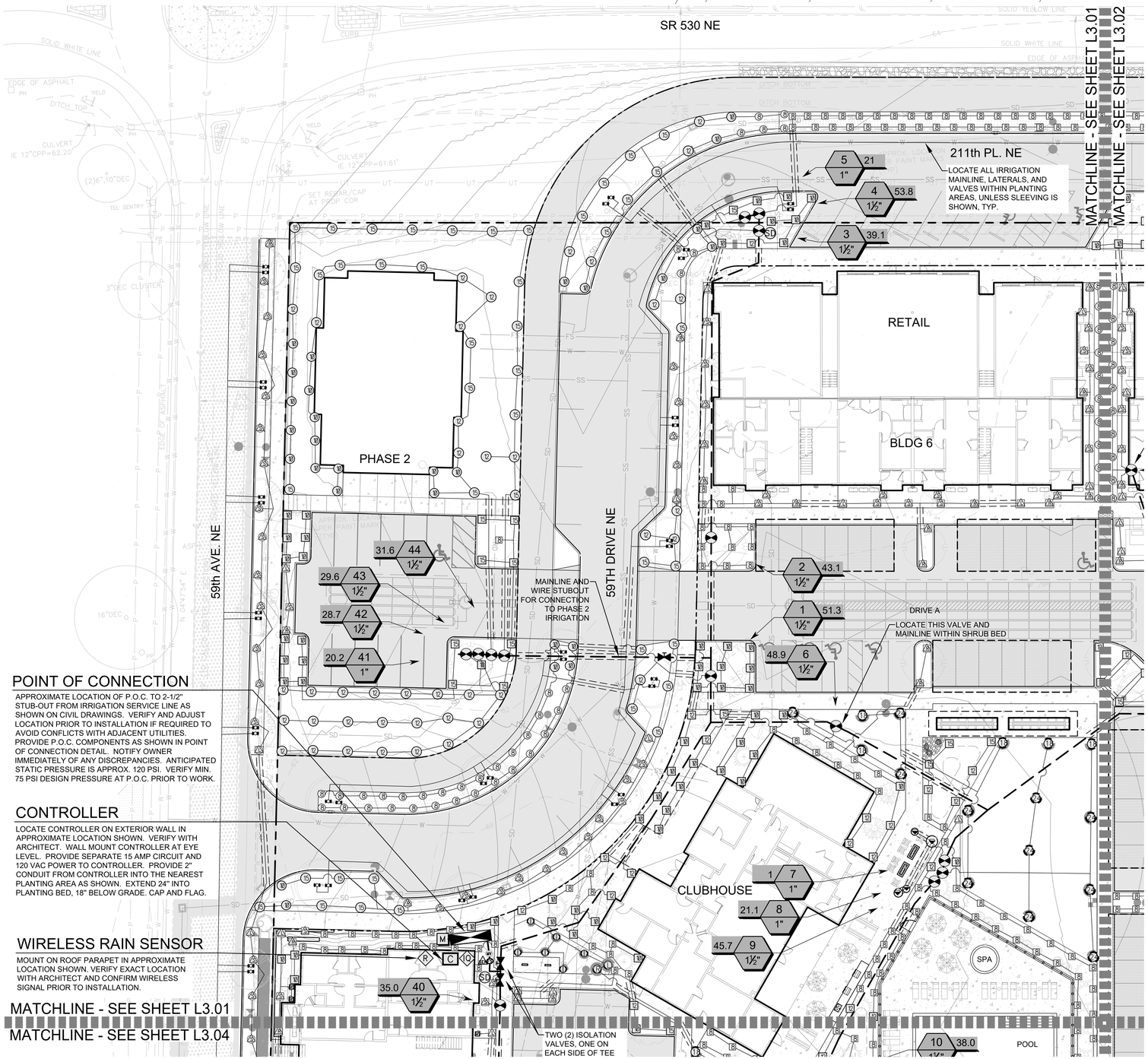
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

OVERALL IRRIGATION PLAN

SHEET L3.00

Sep 24, 2025 - 2:19pm Kayln P:\Quarterra Arlington\CAD\0 ARL_L3-IRR.dwg

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



POINT OF CONNECTION

APPROXIMATE LOCATION OF P.O.C. TO 2-1/2" STUB-OUT FROM IRRIGATION SERVICE LINE AS SHOWN ON CIVIL DRAWINGS. VERIFY AND ADJUST LOCATION PRIOR TO INSTALLATION IF REQUIRED TO AVOID CONFLICTS WITH ADJACENT UTILITIES. PROVIDE P.O.C. COMPONENTS AS SHOWN IN POINT OF CONNECTION DETAIL. NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCIES. ANTICIPATED STATIC PRESSURE IS APPROX. 120 PSI. VERIFY MIN. 75 PSI DESIGN PRESSURE AT P.O.C. PRIOR TO WORK.

CONTROLLER

LOCATE CONTROLLER ON EXTERIOR WALL IN APPROXIMATE LOCATION SHOWN. VERIFY WITH ARCHITECT. WALL MOUNT CONTROLLER AT EYE LEVEL. PROVIDE SEPARATE 15 AMP CIRCUIT AND 120 VAC POWER TO CONTROLLER. PROVIDE 2" CONDUIT FROM CONTROLLER INTO THE NEAREST PLANTING AREA AS SHOWN. EXTEND 24" INTO PLANTING BED, 18" BELOW GRADE. CAP AND FLAG.

WIRELESS RAIN SENSOR

MOUNT ON ROOF PARAPET IN APPROXIMATE LOCATION SHOWN. VERIFY EXACT LOCATION WITH ARCHITECT AND CONFIRM WIRELESS SIGNAL PRIOR TO INSTALLATION.

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

N

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	KC	TC	PN	CUP CYCLE 3 RESUBMITTAL
2	6/4/2025	KC	TC	PN	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	KC	TC	PN	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	KC	TC	PN	CUP / BSP SUBMITTAL

DRAWN BY KC | DESIGNED BY KC
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DATE 9/25/2025
J O B No. : 2400346
S C A L E: AS NOTED

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1430 NE 65th Street
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t: 206-522-1732 w: fora.land

STATE OF WASHINGTON PETER J NELSON REG. 23899 EXP. 03/27/2027 LANDSCAPE ARCHITECT

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

IRRIGATION PLAN

SHEET L3.01

Sep 24, 2025 - 2:21pm Kaylin P:\Quartera Arlington\C40\Q ARL_L3-IRR.dwg

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.

SR 530 NE

211th PL. NE

MATCHLINE - SEE SHEET L3.01

MATCHLINE - SEE SHEET L3.02

RETAIL

BLDG 7

RETAIL

BLDG 8

BLDG 4

BLDG 5

DRIVE A

DRIVE E

DRIVE F

DRIVE G

LOCATE THIS VALVE AND MAINLINE WITHIN SHRUB BED

LOCATE ALL IRRIGATION MAINLINE, LATERALS, AND VALVES WITHIN PLANTING AREAS, UNLESS SLEEVING IS SHOWN, TYP.

ISOLATION VALVE

13	1½"	49.0	17.2	
14	1"			
15	1½"			
16	1"	10.7		
17	1½"	38.3		
18	1½"	39.9		
19	1½"	34.5		
20	1½"	37.8		
21	1½"	32.6		
22	1½"	35.0		
23	1"	17.7		
24	1½"	37.2		
25	1½"	30.7		
26	1½"	31.6		

MATCHLINE - SEE SHEET L3.02

MATCHLINE - SEE SHEET L3.03

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

N

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	KC	TC	PN	CUP CYCLE 3 RESUBMITTAL
2	6/4/2025	KC	TC	PN	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	KC	TC	PN	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	KC	TC	PN	CUP / BSP SUBMITTAL

DRAWN BY KC | DESIGNED BY KC

CHECKED BY TC | APPROVED BY PN

DATE 9/25/2025

J O B No. : 2400346

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SCALE: AS NOTED

fora

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STATE OF WASHINGTON PETER J NELSON No. 1389 EXP 03/27/2027 LANDSCAPE ARCHITECT

ARLINGTON GARDEN APARTMENTS

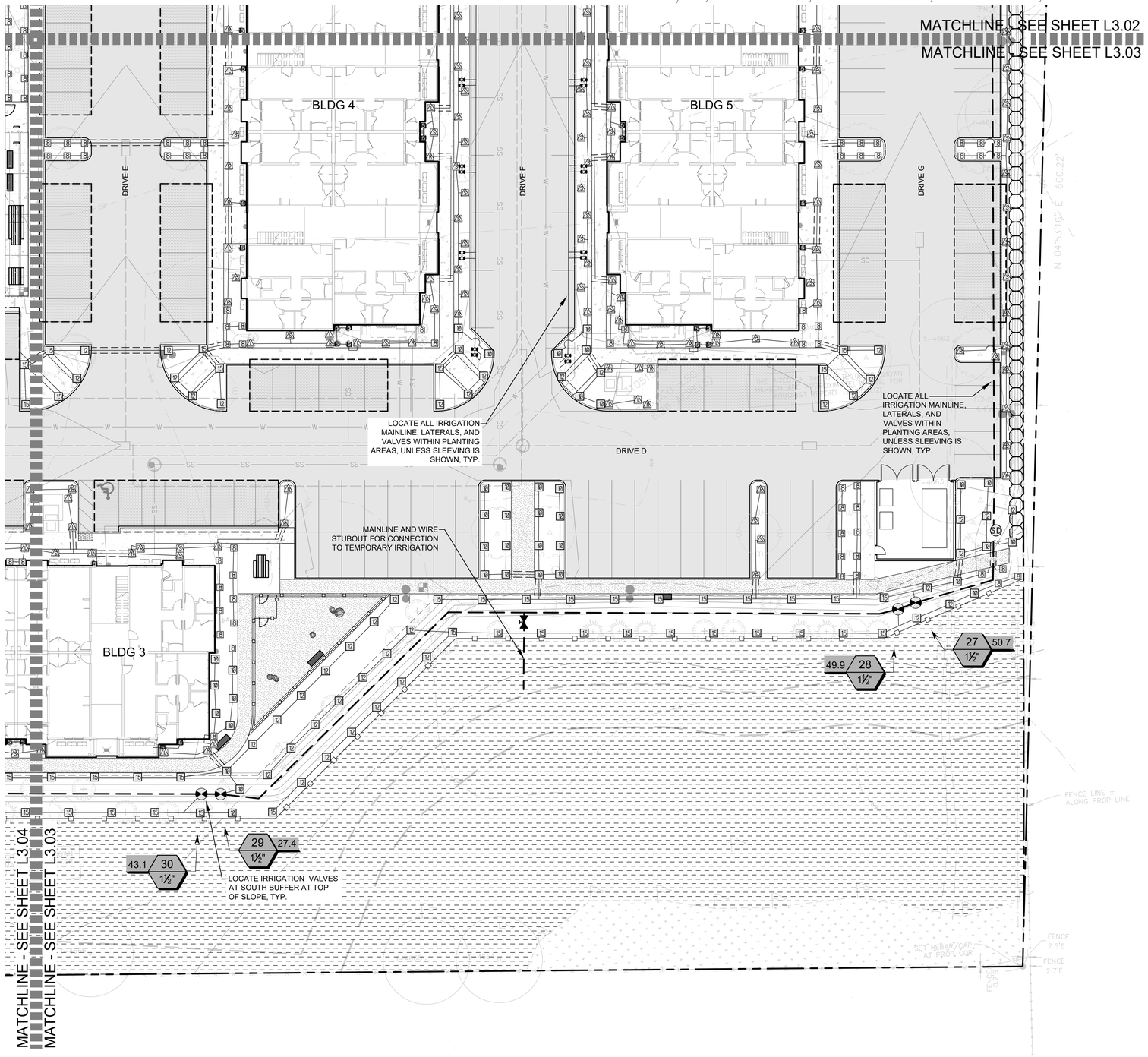
ARLINGTON, WASHINGTON

IRRIGATION PLAN

SHEET L3.02

Sep 24, 2025 - 2:20pm Kayln P:\Quartersa Arlington\CAD\0 ARL_L3-IRR.dwg

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

N

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STATE OF WASHINGTON PETER J NELSON NO. 1389 EXP. 03/27/2027 LANDSCAPE ARCHITECT

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

IRRIGATION PLAN

SHEET L3.03

Sep 24, 2025 - 2:19pm Kaylin P:\Quarterra Arlington\C40\Q ARL_L3-IRR.dwg

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.

MATCHLINE - SEE SHEET L3.01

MATCHLINE - SEE SHEET L3.04

1½"

TWO (2) ISOLATION VALVES, ONE ON EACH SIDE OF TEE

10 38.0 1½"

11 17.3 1"

POOL

12.3 12 1"

SHED

BLDG 2

DRIVE C

39 28.8 1½"

38 10.1 1"

37 47.7 1½"

36 30.2 1½"

35 13 1"

59th AVE. NE

LOCATE ALL IRRIGATION MAINLINE, LATERALS, AND VALVES WITHIN PLANTING AREAS, UNLESS SLEEVING IS SHOWN, TYP.

DRIVE D

BLDG 1

BLDG 3

14.6 34 1"

DRIVE B

31 54.6 1½"

SD

35.3 33 1½"

32 6.35 1"

MATCHLINE - SEE SHEET L3.04

MATCHLINE - SEE SHEET L3.03

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

N

NO.	DATE	BY	CHD.	APPR.	REVISION
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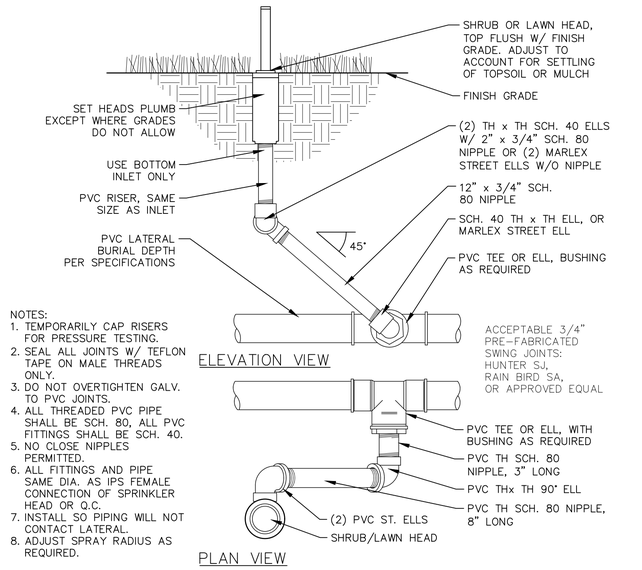
STATE OF WASHINGTON PETER J NEL SOM LANDSCAPE ARCHITECT NO. 1389 EXP. 03/27/2027

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

IRRIGATION PLAN

SHEET L3.04

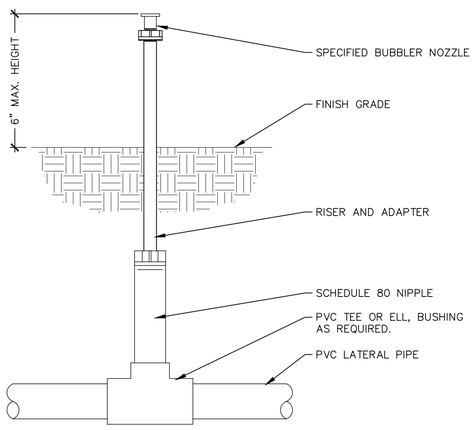
Sep 24, 2025 - 2:20pm Kaylin P:\Quarterra Arlington\CAD\0 ARL_L3-IRR.dwg



NOTES:
1. TEMPORARILY CAP RISERS FOR PRESSURE TESTING.
2. SEAL ALL JOINTS W/ TEFLON TAPE ON MALE THREADS ONLY.
3. DO NOT OVERTIGHTEN GALV. TO PVC JOINTS.
4. ALL THREADED PVC PIPE SHALL BE SCH. 80, ALL PVC FITTINGS SHALL BE SCH. 40.
5. NO CLOSE NIPPLES PERMITTED.
6. ALL FITTINGS AND PIPE SAME DIA. AS IPS FEMALE CONNECTION OF SPRINKLER HEAD OR O.C.
7. INSTALL SO PIPING WILL NOT CONTACT LATERAL.
8. ADJUST SPRAY RADIUS AS REQUIRED.

1 IRRIGATION HEAD

3" = 1'-0" P-QU-14



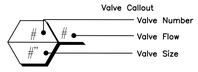
2 BUBBLER HEAD

3" = 1'-0" P-QU-04

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	TEMPORARY IRRIGATION – ABOVE GROUND ROTORS ABOVE GROUND LATERAL PIPING WITH ROTOR SPRINKLER HEADS. INSTALL BATTERY POWERED CONTROL VALVE AT QUICK COUPLER LOCATIONS DURING PLANT ESTABLISHMENT PERIOD. AFTER ESTABLISHMENT PERIOD IS OVER, REPLACE VALVES WITH QUICK COUPLER ASSEMBLIES. REMOVE ALL TEMPORARY LATERAL PIPING AND SPRINKLERS FROM THE SITE AT THE END OF THE MAINTENANCE PERIOD. SEE SPECIFICATIONS FOR MORE INFORMATION.	40,982 SF	0.75 in/h	50	319

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
EST LCS RCS CST SST	RAIN BIRD 1804–U–SAM–PRS 15 STRIP SERIES TURF SPRAY 4" POP–UP SPRINKLER WITH CO–MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL–A–MATIC CHECK VALVE. PRESSURE REGULATING.	63	30	1/L3.05
8 08HE–VAN 12 12HE–VAN 10 10HE–VAN 15 15HE–VAN	RAIN BIRD 1804–U–SAM–PRS HE–VAN SERIES TURF SPRAY 4" POP–UP SPRINKLER WITH CO–MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL–A–MATIC CHECK VALVE. PRESSURE REGULATING.	211	30	1/L3.05
EST LCS RCS CST SST	RAIN BIRD 1806–SAM–PRS–U 15 STRIP SERIES SHRUB SPRAY, 6" POP–UP SPRINKLER WITH CO–MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL–A–MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	439	30	1/L3.05
8 08 HE–VAN 12 12 HE–VAN 10 10 HE–VAN 15 15 HE–VAN	RAIN BIRD 1806–SAM–PRS–U HE–VAN SERIES SHRUB SPRAY, 6" POP–UP SPRINKLER WITH CO–MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL–A–MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	877	30	1/L3.05
Q H F	RAIN BIRD 1806–SAM–PRS 5 SERIES MPR SHRUB SPRAY 6IN. POP–UP SPRINKLER WITH CO–MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL–A–MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	51	30	
LST SST RST	RAIN BIRD R–VAN–STRIP 1804–SAM–P45 SHRUB ROTARY, 5'X15' (LCS AND RCS), 5'X30' (SST) HAND ADJUSTABLE MULTI–STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 4" POP–UP, WITH CHECK VALVE AND 45 PSI IN–STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	2	45	1/L3.05
14 ADJ 14 F	RAIN BIRD R–VAN14 1804–SAM–P45 TURF ROTARY, 8'–14' 45–270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI–STREAM ROTARY W/1800 TURF SPRAY BODY ON 4" POP–UP, WITH CHECK VALVE AND 45 PSI IN–STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	21	45	1/L3.05
18 ADJ 18 F	RAIN BIRD R–VAN18 1804–SAM–P45 TURF ROTARY, 13'–18' 45–270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI–STREAM ROTARY W/1800 TURF SPRAY BODY ON 4" POP–UP, WITH CHECK VALVE AND 45 PSI IN–STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	19	45	1/L3.05
24 ADJ 24 F	RAIN BIRD R–VAN24 1804–SAM–P45 TURF ROTARY, 17'–24' 45–270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI–STREAM ROTARY W/1800 TURF SPRAY BODY ON 4" POP–UP, WITH CHECK VALVE AND 45 PSI IN–STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	11	45	1/L3.05
1401 1402 1404	RAIN BIRD 1804–SAM–1400 FLOOD FLOOD BUBBLER 4.0IN. POPUP WITH CHECK VALVE. INSTALL W/ PA–80 ADAPTER.	53	30	
1401 1402 1404	RAIN BIRD RWS–B–C (2) 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI–RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	118	30	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 SEE PLAN FOR SIZE. UNLABELED SECTIONS SHALL MATCH THE SIZE NOTED OF THE ADJACENT UPSTREAM PIPE. MINIMUM PIPE SIZE AT END OF LATERAL RUNS SHALL BE 3/4".	22,049 LF	3/L3.07	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 SEE PLAN FOR SIZE. MINIMUM 2" UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS FOR MINIMUM BURIAL DEPTH.	2,618 LF	3/L3.07	
	PIPE SLEEVE: PVC SCHEDULE 40 SEE PLAN FOR SIZE. 4" DIAMETER UNLESS OTHERWISE INDICATED ON PLAN. TO BE INSTALLED BY LANDSCAPE CONTRACTOR AT DEPTHS SPECIFIED.	1,970 LF	3/L3.07	



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB–IVM 1", 1–1/2", 2" PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED IVM–SOL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	44	2/L3.07
	RAIN BIRD 5–RC 1" BRASS QUICK–COUPLING VALVE, WITH CORROSION–RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1–PIECE BODY.	1	4/L3.06
	NIBCO T–113–K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE – 1/4" – 3"	1	1/L3.06
	NIBCO T–580–S6–R–66–LL STAINLESS STEEL BALL VALVE SHUT OFF VALVE	5	1/L3.07
MV	RAIN BIRD IVM–EFB–CP 2" 1IN., 1–1/2IN., 2IN. BRASS REMOTE CONTROL SMART VALVE W/ FACTORY INSTALLED IVM–SOL CONTAMINATION PROOF, SELF–FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON–POTABLE WATER USE.	1	1/L3.06
D	MANUAL DRAIN VALVE CHAMPION 300RS–200 ANGLE VALVE (2"). INSTALL ONE AT POC AND ONE AT LOW POINT OF SITE MAINLINE.	1	3/L3.06
	PRESSURE REDUCING VALVE WILKINS 500–XL PRESSURE REDUCING VALVE – SIZE TO MATCH BACKFLOW DEVICE. PRESSURE REQUIRED DOWNSTREAM IS 59.2 PSI	1	1/L3.06
BF	FEBCO 850U 2" DOUBLE CHECK BACKFLOW PREVENTION WITH UNION END BALL VALVE, 1/2" TO 2".	1	1/L3.06
C	RAIN BIRD ESPLXIVM TWO–WIRE COMMERCIAL CONTROLLER. 60 STATIONS. UV–RESISTANT, OUTDOOR–RATED, PLASTIC LOCKING WALL–MOUNTABLE CASE. AVAILABLE IN THE US MARKET, INTERNATIONAL, EUROPEAN, OR AUSTRALIAN MARKETS.	1	4/L3.07
IQ	RAIN BIRD IQ4G–USA IQ NCC 4G CELLULAR CARTRIDGE UPGRADES ESP–LX SERIES CONTROLLERS TO IQ SATELLITE, FOR COMMUNICATION WITH IQ CENTRAL CONTROL. INCLUDE IQEXTANT4G EXTERNAL ANTENNA FOR METAL OR STAINLESS STEEL CABINET/PEDESTAL. USED FOR DIRECT OR SERVER SATELLITE APPLICATIONS.	1	4/L3.07
SD	RAIN BIRD LXIVMSD SURGE DEVICE PROVIDES NECESSARY PROTECTION ON THE ESPLXIVM(P) CONTROLLER, 2 WIRE PATH. INSTALL (1) LXIVMSD EVERY 500FT OR 15 FIELD DEVICES (WHICHEVER IS SMALLER).	6	1/L3.08
SEN	RAIN BIRD LXIVMSEN SENSOR DEVICE INTERFACES W/ FLOW OR WEATHER SENSOR AND ESP–LX–IVM(P) CONTROLLER. FLOW SENSOR CAN BE INSTALLED ANYWHERE ON THE 2–WIRE PATH.	1	
R	RAIN BIRD WR2–RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1	5/L3.07
FS	RAIN BIRD UFS–150 1–1/2IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY. OPERATING RANGE 0.5 GPM TO . SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1	5/L3.06
	POINT OF CONNECTION SEE ENLARGEMENT ON DETAIL SHEET.	1	2/L3.06
Y	STRAINER WILKINS SXL CAST BRONZE WYE STRAINER WITH 20–MESH STAINLESS STEEL SCREEN. SIZE TO MATCH BACKFLOW DEVICE. INSTALL AT POC AND ELSEWHERE AS SHOWN ON PLAN.	1	1/L3.06
M	WATER METER 1–1/2" SEE CIVIL DRAWINGS	1	

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0	10/11/2024	KC	TC	PN	CUP / BSP SUBMITTAL

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DATE 9/25/2025
J O B No. : 2400346
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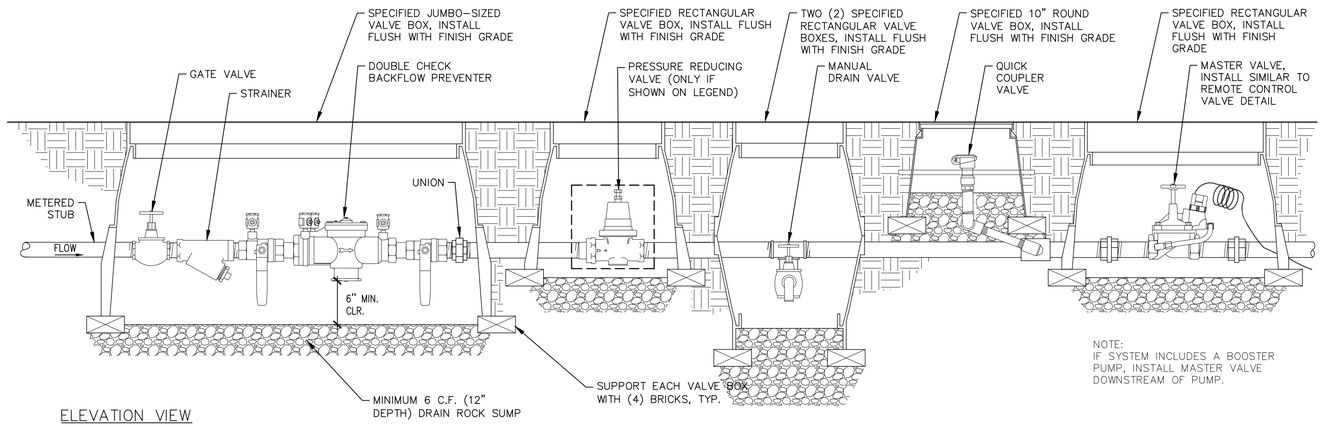
STATE OF WASHINGTON PETER J NELSON NO. 1389 EXP. 03/27/2027 LANDSCAPE ARCHITECT

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

IRRIGATION LEGEND & DETAILS

SHEET L3.05

Sep 24, 2025 - 2:20pm Kaylin P:\Quarterra Arlington\CAD\Q ARL_L3-IRR.dwg

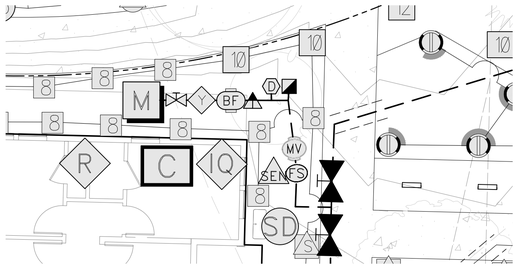


ELEVATION VIEW

NOTES:
1. PROVIDE ONE QUICK COUPLER AT P.O.C. AND ELSEWHERE AS SHOWN ON PLAN.
2. INSURE POSITIVE DRAINAGE FROM P.O.C. COMPONENTS. PROVIDE DAYLIGHT DRAIN AS NECESSARY.
3. PROVIDE SIZE & QUANTITY OF VALVE BOXES AS NECESSARY TO ACCOMMODATE ALL COMPONENTS.

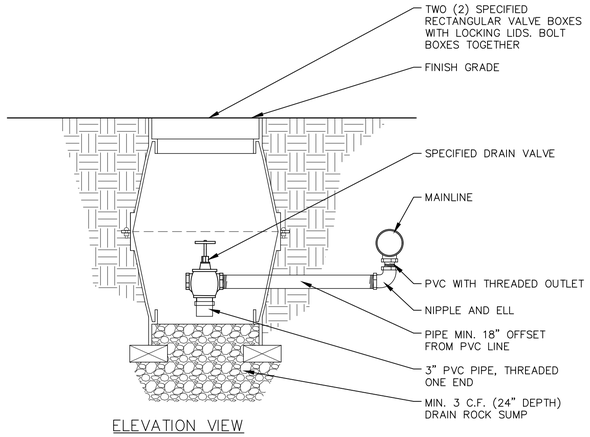
1 POINT OF CONNECTION - WITH DOUBLE CHECK VALVE

1 1/2" = 1'-0" P-QU-24



2 POC PLAN ENLARGEMENT

1/8" = 1'-0" P-QU-36

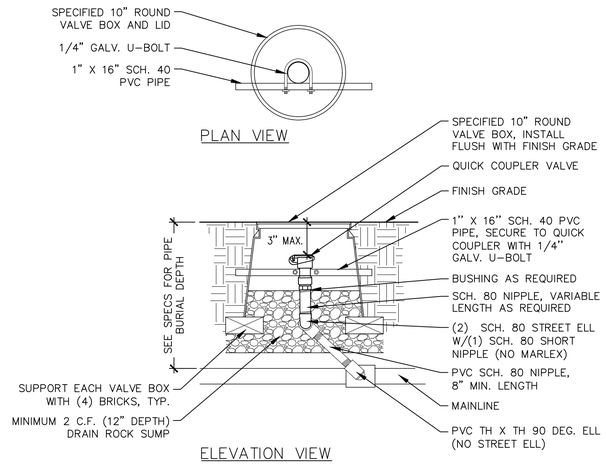


ELEVATION VIEW

NOTES:
1. ALL PIPE AND FITTINGS TO BE SAME DIA. AS I.P.S. FEMALE CONNECTION TO DRAIN VALVE.
2. INSTALL ONE MANUAL DRAIN VALVE AT LOWEST POINT OF MAINLINE ON SITE, SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

3 MANUAL DRAIN VALVE

1 1/2" = 1'-0" P-QU-17

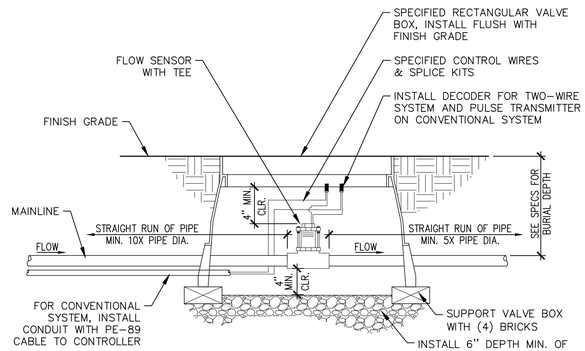


ELEVATION VIEW

NOTES:
1. ALL THE FITTINGS AND PIPE TO BE SAME DIA. AS IPS FEMALE CONNECTION OF QUICK COUPLER.
2. QUICK COUPLER KEY MUST CLEAR VALVE BOX.

4 QUICK COUPLER VALVE

1 1/2" = 1'-0" P-QU-26



ELEVATION VIEW

NOTES:
1. INSTALL FLOW SENSOR AS PER THE MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE VALVE BOX EXTENSION AS REQUIRED.
3. INSTALL FLOW SENSOR PERFECTLY PLUMB.

5 FLOW SENSOR

1 1/2" = 1'-0" P-QU-11

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STATE OF WASHINGTON PETER J NELSON No. 1389 EXP. 01/27/2027 LANDSCAPE ARCHITECT

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

IRRIGATION DETAILS

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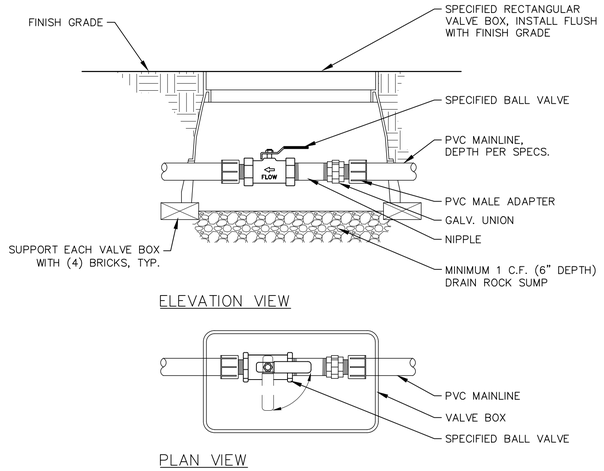
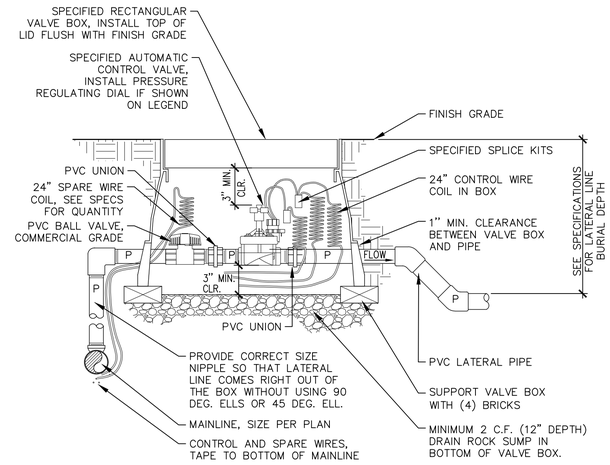


NOTES:
1. BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE, INSTALL VALVE OFF-CENTER IN BOX.
2. INSTALL VALVE BOX EXTENSIONS AS REQUIRED FOR PROPER VALVE INSTALLATION AT MAINLINE DEPTH.

1 ISOLATION / SHUT-OFF VALVE

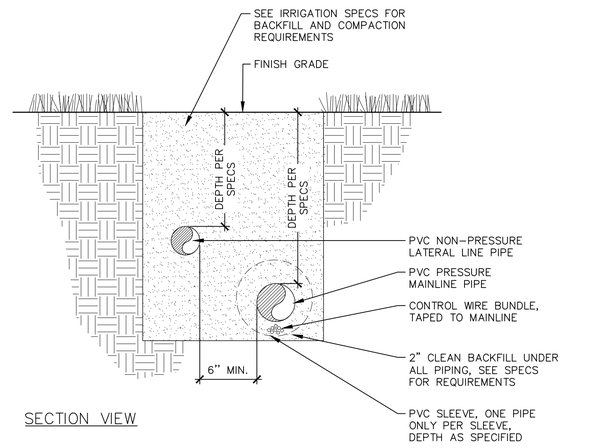
1 1/2" = 1'-0" P-QU-15



NOTE:
PROVIDE VALVE BOX EXTENSIONS AS REQUIRED.

2 REMOTE CONTROL VALVE - WITH SHUT-OFF

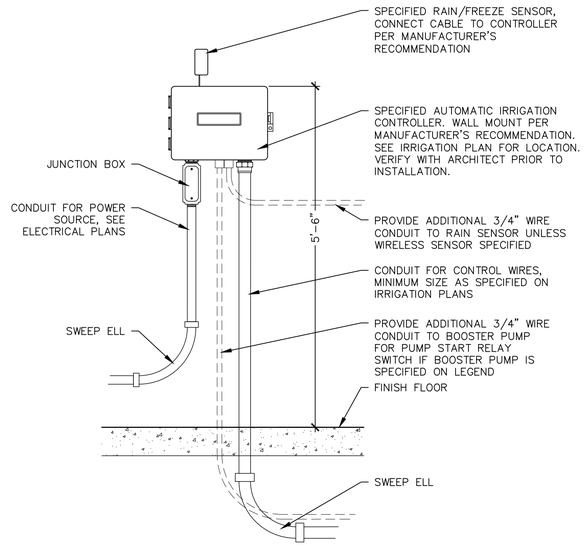
1 1/2" = 1'-0" P-QU-29



NOTES:
1. NO OTHER TRADES (ELECT. LIGHTING) ALLOWED TO USE SAME TRENCH AS IRRIGATION PIPE.
2. PROVIDE 24" COVER FOR DIRECT BURIAL CABLE.
3. PROVIDE PVC SCH. 40 SLEEVES FOR ALL WIRING AND PIPING UNDER PAVING.
4. NO STACKING (VERTICALLY) OF PIPES IN SAME TRENCH.

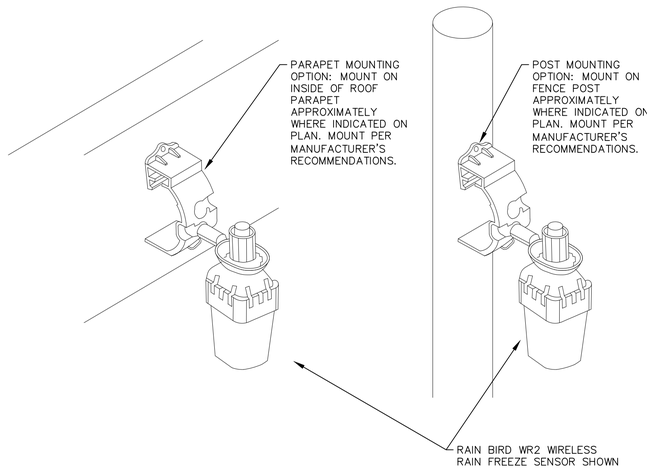
3 PIPE TRENCHING AND BACKFILL

1 1/2" = 1'-0" P-QU-20



4 IRRIGATION CONTROLLER (WALL MOUNT)

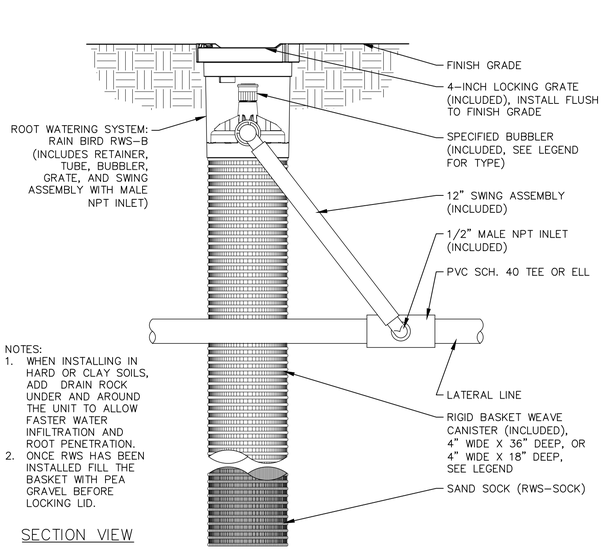
3/4" = 1'-0" P-QU-13



NOTES:
1. CONFIRM LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. DO NOT LOCATE UNDER COVER OF TREE CANOPY OR ROOF OVERHANG, ON SIDE OF BUILDING WALL, OR ANY OTHER LOCATION NOT FULLY EXPOSED TO RAINFALL.

5 RAIN SENSOR

3" = 1'-0" P-QU-37



NOTES:
1. WHEN INSTALLING IN HARD OR CLAY SOILS, ADD DRAIN ROCK UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
2. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

6 ROOT WATERING SYSTEM

3" = 1'-0" P-QU-30

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ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

IRRIGATION DETAILS

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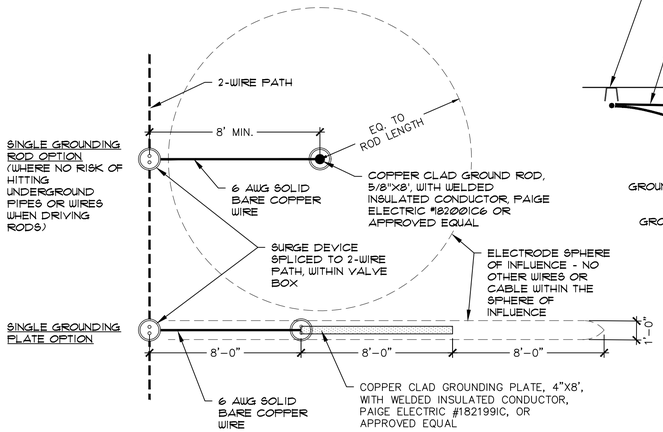
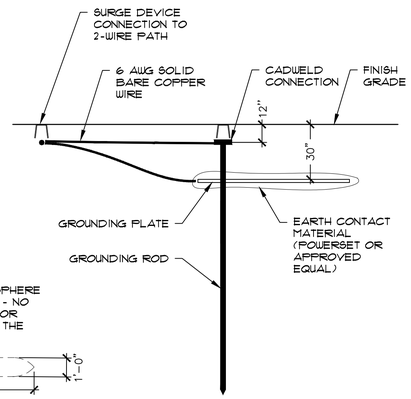


PLAN VIEW



SECTION VIEW

EARTH GROUNDING NOTES

1. IT IS THE RESPONSIBILITY OF THE INSTALLER TO CONNECT ALL ELECTRONIC IRRIGATION EQUIPMENT FOR WHICH HE IS RESPONSIBLE TO EARTH GROUND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH LOCAL ELECTRICAL CODES. FOR RAIN BIRD, REFER TO THEIR DOCUMENT ENTITLED 'GROUNDING FOR 2-WIRE SYSTEMS,' WHICH CAN BE LOCATED ONLINE.
2. CONTROLLER SHALL BE PROTECTED AGAINST ELECTRICAL SURGES THROUGH THE PRIMARY GROUND OF THE INCOMING POWER TO THE CONTROLLER.
3. FIELD DEVICES OR DECODERS SHALL BE CONNECTED TO A GROUNDING SYSTEM ALONG THE 2-WIRE PATH WITH SURGE DEVICE INTERFACE. MINIMUM SPACING AS NOTED PER MANUFACTURER.
4. A PROPERLY INSTALLED GROUNDING SYSTEM SHOULD MAINTAIN A GROUND RESISTANCE OF 10 OHMS OR LESS. GROUND RESISTANCE OCCURS WHEN GROUNDING SYSTEM COMPONENTS, OR THE SOIL ITSELF, OPPOSE THE FLOW OF ELECTRICITY INTO THE EARTH. GROUND RESISTANCE IS MEASURED IN UNITS CALLED OHMS. THE HIGHER THE GROUND RESISTANCE (HIGHER OHM READINGS), THE LESS CHANCE THE SURGE WILL BE SHUNTED TO GROUND RATHER THAN TO THE EQUIPMENT'S ELECTRONIC COMPONENTS. GROUND RESISTANCE CAN BE MEASURED USING A GROUND RESISTANCE TESTER LIKE THE MEGGER DET3TC.
5. GROUNDING RODS AND PLATES AS INDICATED ON DETAIL. INSTALL THE CONNECTING WIRE IN AS STRAIGHT A LINE AS POSSIBLE. IF YOU MUST MAKE A TURN OR BEND IN THE WIRE, MAKE THE TURN IN A SWEEPING CURVE WITH A MINIMUM RADIUS OF EIGHT INCHES AND A MINIMUM INCLUDED ANGLE OF 90°. TO MINIMIZE RESISTANCE, THE COPPER WIRE MUST BE PRE-WELDED TO THE GROUNDING RODS, OR WELDED TO THE RODS USING AN EXOTHERMIC WELDING PROCESS AT THE SITE.
6. FOR 2-WIRE PATHS IN A "STAR" CONFIGURATION OR WHERE THERE ARE "SPURS," EACH PATH MUST BE TERMINATED WITH A SURGE DEVICE CONNECTED TO A GROUNDING SYSTEM.
7. IF USING A SINGLE GROUNDING ROD OR PLATE DOES NOT PROVIDE ADEQUATE GROUNDING WHEN TESTED, OR IF THERE IS INADEQUATE SPACE IN A PARTICULAR LOCATION, UTILIZE ALTERNATE METHODS OR LAYOUTS. THESE MAY INCLUDE A "Y-GRID" WITH ADDITIONAL RODS, GROUND ROD STACKING, IRRIGATING THE SOIL AROUND THE GROUNDING SYSTEM, OR INSTALLING A GROUNDING PLATE PARALLEL TO THE 2-WIRE PATH IN RESTRICTED SPACES.
8. MEASURE THE GROUND RESISTANCE AROUND THE GROUNDING SYSTEM AFTER INSTALLATION, AND ONCE EVERY YEAR AFTER. GROUNDING CONNECTORS SHOULD BE ACCESSIBLE VIA VALVE BOX FOR YEARLY TESTING WITH A GROUND RESISTANCE TESTER LIKE THE MEGGER DET3TC. INSPECT THE GROUNDING SYSTEM'S CLAMPED CONNECTIONS TO THE EQUIPMENT (NOT THE WELDED GROUNDING SYSTEM CONNECTIONS) ONCE A YEAR TO MAKE SURE THEY ARE SECURE AND CORROSION-FREE.

1 GROUNDING FOR 2-WIRE SYSTEMS

1/4" = 1'-0"

P-QU-39

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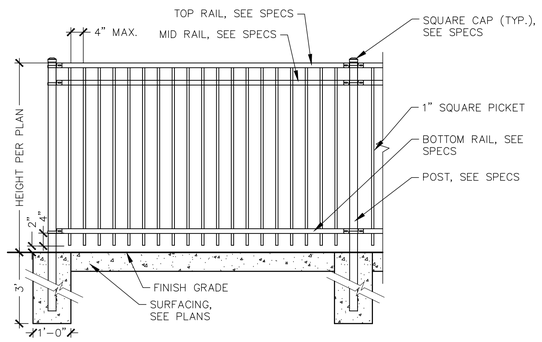
IRRIGATION DETAILS

SHEET
L3.08

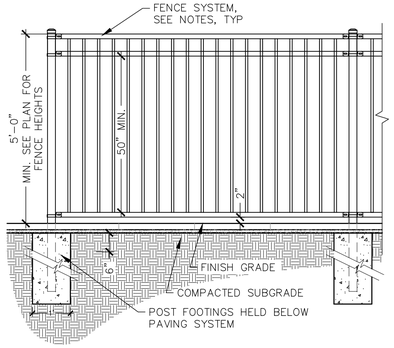
Sep 24, 2025 - 2:20pm Kaylin P:\Quartera Arlington\CAD\Q ARL_L3-IRR.dwg

NOTES:
1. FENCE AND GATE SYSTEM: AMERISTAR MONTAGE II 'MAJESTIC' 3-RAIL, 5'-0" (60") HEIGHT WITH SMOOTH TOP AND FLUSH BOTTOM RAILS. 4" PICKET SPACING. COLOR BLACK. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL METAL COMPONENTS TO BE POWDER-COATED BLACK.
3. AMERISTAR TO SUBMIT COMPLETE SHOP DRAWINGS FOR REVIEW AND APPROVAL INCLUDING ALL FENCING AND GATES.
4. SEE SPECIFICATIONS FOR ORNAMENTAL METAL FENCING REQUIREMENTS.
5. POOL FENCING AND GATES TO BE APPROVED THROUGH A SEPARATE BUILDING PERMIT.

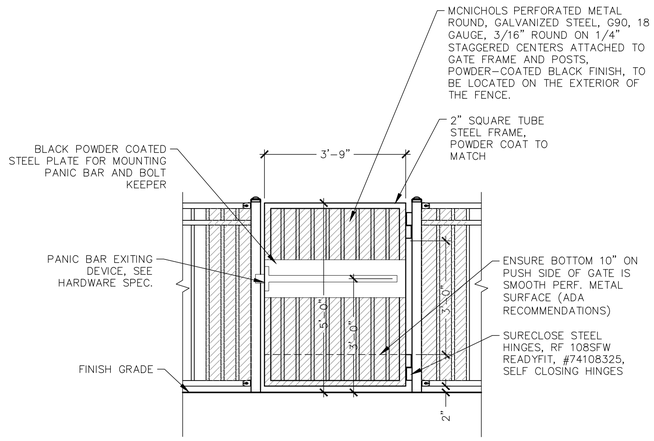


1 4' OR 5' HT. ORNAMETAL METAL FENCE
1/2" = 1'-0" P-QU-16

NOTES:
1. FENCE AND GATE SYSTEM: AMERISTAR MONTAGE II 'MAJESTIC' 3-RAIL, 5'-0" (60") HEIGHT WITH SMOOTH TOP AND FLUSH BOTTOM RAILS. 4" PICKET SPACING. COLOR BLACK. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL METAL COMPONENTS TO BE POWDER-COATED BLACK.
3. FOR FOOTING REQUIREMENTS SEE SPECIFICATIONS.
4. AMERISTAR TO SUBMIT COMPLETE SHOP DRAWINGS FOR REVIEW AND APPROVAL INCLUDING ALL FENCING AND GATES.
5. POOL FENCING AND GATES TO BE APPROVED THROUGH A SEPARATE BUILDING PERMIT.

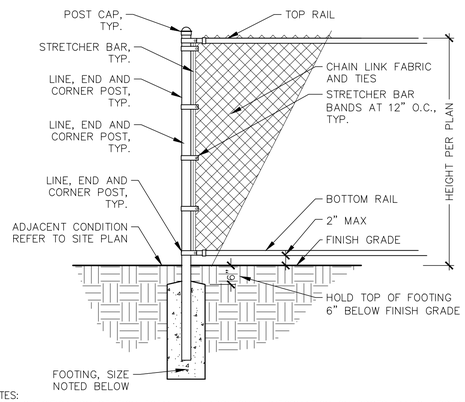


2 POOL FENCING
1/2" = 1'-0" P-QU-71



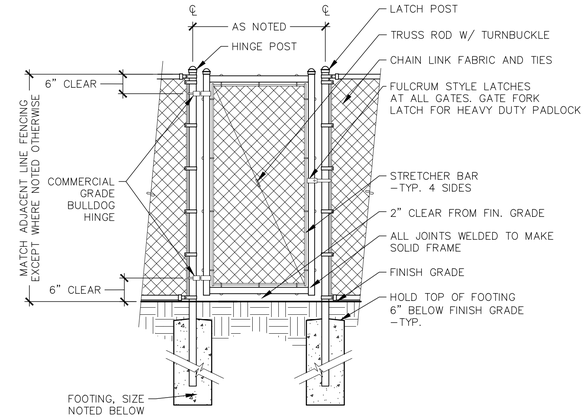
GATE NOTES:
1. PANIC HARDWARE REQUIRED, GATE TO ALLOW FREE EGRESS AT ALL TIMES
2. ALL GATES TO BE INSTALLED PLUMB, AND SECURE FOR FULL OPENING WITHOUT INTERFERENCES.
3. ATTACH HARDWARE BY MEANS WHICH WILL PREVENT UNAUTHORIZED REMOVAL.
4. ADJUST HARDWARE FOR SMOOTH OPERATION.
5. SUBMIT SHOP DRAWINGS. FIELD VERIFY DIMENSIONS.
6. GRIND ALL WELDS SMOOTH. ENSURE NO SHARP EDGES ON GATE OR HARDWARE.
7. ALL GATE COMPONENTS TO BE HOT DIP GALVANIZED STEEL, POWDER COATED BLACK.
8. PROVIDE HANDLE AND LOCKING CYLINDER ON OUTSIDE OF GATES, ALONG WITH KEY CODE ACCESS AT 42" HEIGHT PER WAC 246-260 AT ALL EXTERIOR GATES.
9. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

3 ORNAMNETAL METAL POOL GATE
1/2" = 1'-0" P-QU-34



NOTES:
1. SEE SPECIFICATION SECTION 323113 FOR ADDITIONAL INFORMATION ON POSTS, RAILS, FOOTING AND OTHER COMPONENTS.
2. PROVIDE CONCRETE MOW STRIPS WHERE SHOWN ON DRAWINGS. PROVIDE CRACK CONTROL JOINT CENTERED ON EACH POST.
3. ALL FENCE COMPONENTS TO BE BLACK POWDER COATED OR BLACK PVC VINYL FINISH.
4. ALL MESH OPENING TO BE 2" OR OTHERWISE NOTED ON PLAN.
5. PROVIDE CONTROL OR EXPANSION JOINT AT EACH POST LOCATED IN CONCRETE.
6. POST SPACING 10'-0" O.C. MAX.
7. END/CORNER POST FOOTINGS: 12" HOLE DIAMETER, 42" DEEP, 36" POST EMBEDMENT.
8. LINE POST FOOTINGS: 12" HOLE DIAMETER, 36" DEEP, 30" POST EMBEDMENT.

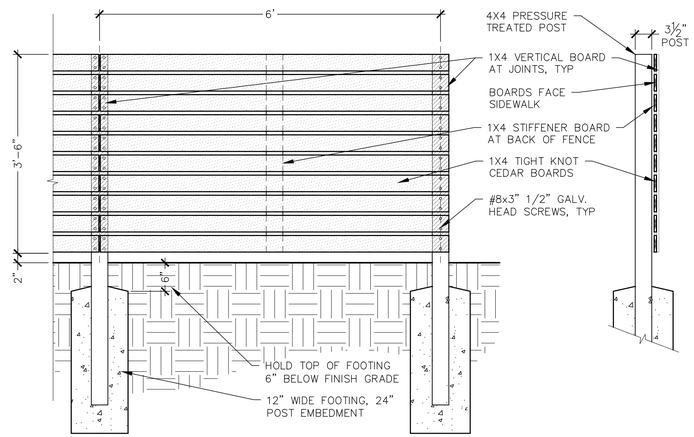
4 4' HT. CHAIN LINK FENCE
1/2" = 1'-0" P-QU-72



NOTES:
1. SEE SPECIFICATION SECTION 323113 FOR ADDITIONAL INFORMATION ON POSTS, FOOTING AND OTHER COMPONENTS.
2. ALL GATES TO BE INSTALLED PLUMB, AND SECURE FOR FULL OPENING WITHOUT INTERFERENCES.
3. ATTACH HARDWARE BY MEANS WHICH WILL PREVENT UNAUTHORIZED REMOVAL.
4. ADJUST HARDWARE FOR SMOOTH OPERATION.
5. REFER TO SITE PLAN AND GATE SCHEDULE FOR LOCATIONS OF GALVANIZED OR BLACK VINYL FINISH.
6. ALL MESH OPENING TO BE 2" OR OTHERWISE NOTED ON PLAN.
7. GATE POST FOOTINGS: 12" HOLE DIAMETER, 42" DEEP, 42" POST EMBEDMENT.

5 SINGLE CHAIN LINK GATE
1/2" = 1'-0" P-QU-73

NOTES:
1. POSTS TO BE 4X4 PRESSURE TREATED. ALL OTHER WOOD TO BE TIGHT KNOT CEDAR.
2. WOOD TO BE PAINTED BLACK.
3. OWNER'S REPRESENTATIVE TO APPROVE STAKED LOCATION OF FENCE PRIOR TO CONSTRUCTION.
4. ALL HARDWARE TO BE GALVANIZED.



6 SCREEN FENCE
3/4" = 1'-0" P-QU-74

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	KC	TC	PN	CUP CYCLE 3 RESUBMITTAL
2	6/4/2025	KC	TC	PN	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	KC	TC	PN	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	KC	TC	PN	CUP / BSP SUBMITTAL

DRAWN BY: KC | DESIGNED BY: KC
CHECKED BY: TC | APPROVED BY: PN
DATE: 9/25/2025
JOB No.: 2400346

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SCALE: AS NOTED

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1430 NE 65th Street
Seattle, WA 98115
t: 206-322-1732 w: fora.land

STATE OF WASHINGTON PETER J NELSON No. 1389 EXP. 03/27/2026 LANDSCAPE ARCHITECT

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

LANDSCAPE DETAILS

SHEET L4.00

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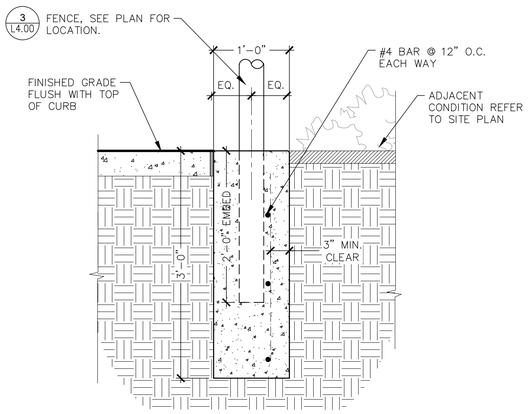
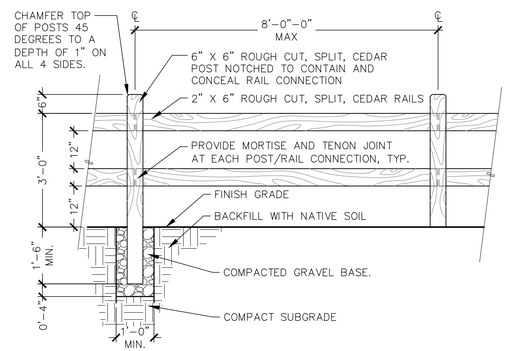
Sep 23, 2025 - 2:26pm Kaylin



1 FENCE IN CURB

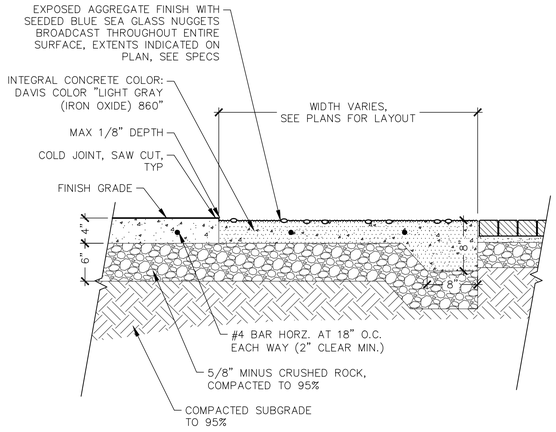
1" = 1'-0" P-QU-22



NOTE:
1. REFER TO MITIGATION PLANS FOR WETLAND FENCE INFORMATION, DETAILS AND SIGNAGE.
2. REFER TO THIS DETAIL FOR ALL OTHER SPLIT RAIL FENCES ON SITE.

2 SPLIT RAIL FENCE

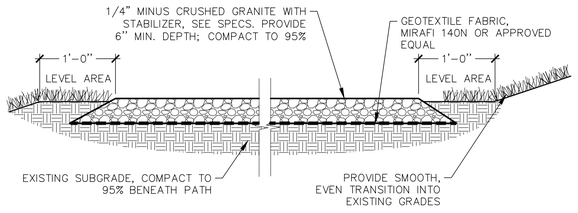
1/2" = 1'-0" P-QU-10



NOTES:
1. SEE PLAN FOR LAYOUT AND LOCATIONS.
2. SEE SPECIFICATIONS FOR MORE INFORMATION.

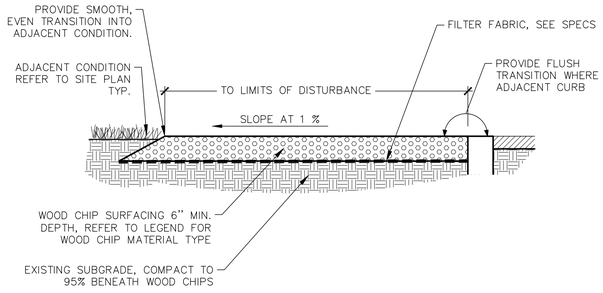
3 DECORATIVE PAVING

1" = 1'-0" P-QU-77



4 GRAVEL PAVING

1/2" = 1'-0" P-QU-40



5 WOOD CHIP SURFACING

1/2" = 1'-0" P-QU-61

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2	6/4/2025	KC	TC	PN	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	KC	TC	PN	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	KC	TC	PN	CUP / BSP SUBMITTAL

DRAWN BY KC | DESIGNED BY KC
CHECKED BY TC | APPROVED BY PN
DATE 9/25/2025
JOB No.: 2400346
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STATE OF WASHINGTON PETER J NELSON NO. 1389 EXP. 05/17/2026 LANDSCAPE ARCHITECT

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

LANDSCAPE DETAILS

SHEET L4.01

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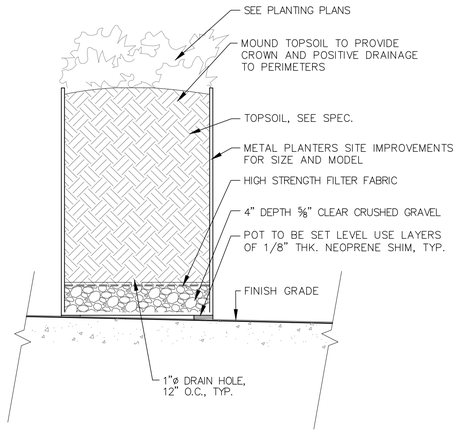
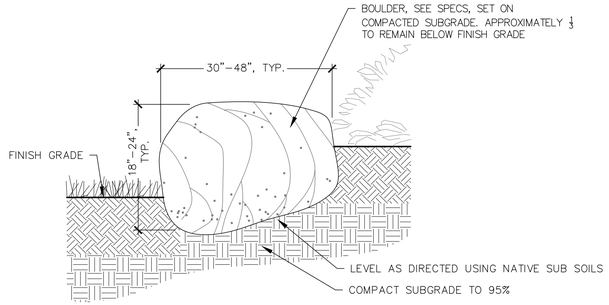


NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATION.
2. SEE PLAN FOR LOCATIONS.
3. DRILL HOLE IN BOTTOM OF EACH PLANTER.

1 FREESTANDING PLANTER

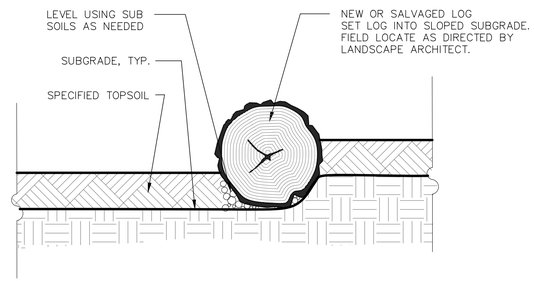
1" = 1'-0" P-QU-27



NOTES:
1. LANDSCAPE ARCHITECT TO DIRECT PLACEMENT OF ALL BOULDERS IN FIELD.
2. BACKFILL AND COMPACT ALL GAPS ON SIDES AND BOTTOM TO PROHIBIT MOVEMENT AND MINIMIZE SETTLING.
3. REMOVE ALL DIRT AND DEBRIS FROM BOULDER SURFACES.
4. SEE SPECIFICATIONS FOR BOULDER TYPE / SIZES
5. SEE GRADING PLANS FOR FINISH GRADE ELEVATIONS TOP AND BOTTOM OF BOULDERS.

2 LANDSCAPE BOULDER

3/4" = 1'-0" P-QU-76



NOTES:
1. LANDSCAPE ARCHITECT TO APPROVE PLACEMENT OF ALL LOGS.
2. BACKFILL AND COMPACT ALL GAPS ON SIDES AND BOTTOM TO PROHIBIT MOVEMENT AND MINIMIZE SETTLING.
3. REMOVE BRANCHES AND CUT ENDS AS DIRECTED IN FIELD.
4. REMOVE ALL LOOSE DEBRIS AND DIRT FROM LOG SURFACES.
5. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR MAR LOGS WITH EQUIPMENT.
5. BARK TO BE LEFT ON LOGS UNLESS DIRECTED OTHERWISE BY LANDSCAPE ARCHITECT IN FIELD. REMOVE SOME OR ALL BARK AT NO ADDITIONAL COST IF DIRECTED BY LANDSCAPE ARCHITECT.

3 PLAY LOG

3/4" = 1'-0" P-QU-75

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	KC	TC	PN	CUP CYCLE 3 RESUBMITTAL
2	6/4/2025	KC	TC	PN	CUP / BSP CYCLE 2 RESUBMITTAL
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STATE OF WASHINGTON · PETER J NELSON · No. 1989 EXP. 03/17/2026 · LANDSCAPE ARCHITECT

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

LANDSCAPE DETAILS

SHEET L4.02

Sep 23, 2025 - 2:26pm Kayln P:\Quarterra Arlington\CAD\0 ARL_L4-DETL.dwg

SECTION 10, TOWNSHIP 31 NORTH, RANGE 05 E., W.M.

ILLUMINATION GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS, THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AND ITS AMENDMENTS, WSDOT STANDARD PLANS, AND THE NATIONAL ELECTRIC CODE, ALL CURRENT AS OF THE APPROVAL DATE ON THESE DOCUMENTS.
2. THE LOCATIONS OF FEATURES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AS NECESSARY.
3. ALL WORK SHALL BE CONSISTENT WITH UTILITY AGENCY REQUIREMENTS. THE CONTRACTOR SHALL CONTACT ALL PERTINENT UTILITY AGENCIES 48 HOURS BEFORE COMMENCING WORK, AND SHALL COORDINATE WITH AFFECTED UTILITY AGENCIES THROUGHOUT THE PROJECT.
4. EXISTING FEATURES TO REMAIN UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANY AND THE CITY OF ARLINGTON IMMEDIATELY UPON DAMAGE.
6. AS PART OF THE DESIGN PROCESS, THE ENGINEER HAS ATTEMPTED TO CONFIRM THAT THERE ARE NOT CONFLICTS WITH OVERHEAD POWER LINES OR SUBSURFACE UTILITIES, HOWEVER, IT IS POSSIBLE FOR THE EXISTING OR PROPOSED CONDITIONS TO CHANGE PRIOR TO IMPLEMENTATION OF THE SCOPE OF WORK IDENTIFIED ON THESE DOCUMENTS. AS THE FIRST ORDER OF BUSINESS, THE CONTRACTOR SHALL POTHOLE EACH POLE LOCATION TO CONFIRM THAT THERE ARE NOT CONFLICTS WITH SUBSURFACE UTILITIES. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THAT THERE IS A MINIMUM 10-FT CLEARANCE PROVIDED BETWEEN OVERHEAD POWER LINES AND THE PROPOSED LUMINAIRE POLES PRIOR TO T HE POLE PLACEMENT. ADDITIONAL CLEARANCE MAY BE REQUIRED AS DIRECTED BY THE UTILITY. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH ADDITIONAL SERVICES IF A NEW FOUNDATION MUST BE INSTALLED DUE TO FAILURE TO VERIFY OVERHEAD AND UNDERGROUND CONFLICTS.
7. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A RED-LINED PLAN SET DOCUMENTING ANY AND ALL CHANGES FROM THESE APPROVED PLANS. IF THERE ARE NO CHANGES, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A LETTER STATING THAT THE IMPROVEMENTS WERE INSTALLED PER THE APPROVED PLANS. THIS INFORMATION MAY BE USED BY THE ENGINEER TO PREPARE AS-BUILT DRAWINGS.
8. ALL WORK MUST BE DONE BY A LICENSED ELECTRICIAN AND INSPECTED BY L&I PRIOR TO CITY ACCEPTANCE.

ILLUMINATION CONSTRUCTION NOTES

(1) CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30. CONTRACTOR SHALL VERIFY BOLT PATTERN PRIOR TO POURING FOUNDATION. FURNISH AND INSTALL NEW STREET LIGHT POLE AND ARM TO NEW FOUNDATION. INSTALL NEW LED FIXTURE PER THE ILLUMINATION POLE SCHEDULE, THIS SHEET. CONTRACTOR SHALL COORDINATE WITH CITY OF ARLINGTON TO SCHEDULE INSTALLATION, AS WELL AS COMPLETION OF ALL FORMS/APPLICATIONS AND PAYMENT OF ALL ASSOCIATED FEES.

CALCULATION SUMMARY

CALCULATION AREA	DESIGN CRITERIA: AVG. MAINTAINED (FC) (TARGET / ACTUAL)	UNIFORMITY RATIO AVG. FC/MIN. FC (TARGET / ACTUAL)	AREA TYPE
59TH AVE NE	0.90*** / **1.08**	4.00:1* / **3.60:1**	LOCAL COMMERCIAL
59TH AVE NE SIDEWALK	0.10** / **1.04**	10.0:1** / **1.73:1**	LOW PEDESTRIAN ACTIVITY
INTERSECTION 59TH AVE NE & 211TH PL NE	0.90* / **1.11**	4.00:1* / **1.39:1**	STOP CONTROLLED INTERSECTION
211TH PL NE	0.90*** / **1.15**	4.00:1* / **2.88:1**	LOCAL COMMERCIAL
211TH PL NE SIDEWALK	0.10** / **0.88**	10.0:1** / **4.40:1**	LOW PEDESTRIAN ACTIVITY

* LIGHT LEVEL CRITERIA FOR ROADWAY AND INTERSECTION BASED ON WSDOT M22-01.21 DESIGN MANUAL CHAPTER 1040 ILLUMINATION, EXHIBIT 1040-44 LIGHT LEVEL REQUIREMENTS FOR CONVENTIONAL ROADWAYS, LOCATION TYPE 1040.02(1) STOP AND SIGNAL CONTROLLED INTERSECTIONS.

** LIGHT LEVEL CRITERIA FOR SIDEWALKS BASED ON ANSI/IES RP-8-22 STANDARD FOR LOCAL ROADWAYS WITH LOW PEDESTRIAN CONFLICT AREA CLASSIFICATION.

*** LIGHT LEVEL CRITERIA FOR ROADWAYS BASED ON CITY OF ARLINGTON STREET LIGHTING GUIDE, TABLE 2-5 MINIMUM ROADWAY ILLUMINATION, STANDARD FOR RESIDENTIAL AND LOCAL ROADWAY WITH COMMERCIAL AREA CLASSIFICATION.

ILLUMINATION POLE SCHEDULE

LUM. POLE NO.	STREET	STATION	OFFSET	MOUNTING HEIGHT	ARM LENGTH	POLE	LUMINAIRE TYPE	WATTAGE/ TYPE	INITIAL LUMENS	COLOR TEMP	BASE	COMMENT
(1)	59TH AVE NE	26+43.5	23.5' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(2)	59TH AVE NE	25+11.0	23.5' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(3)	59TH AVE NE	23+54.0	23.5' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(4)	59TH AVE NE	21+52.5	23.5' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(5)	211TH PL NE	30+64.5	18.0' RT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(6)	211TH PL NE	31+52.0	14.5' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(7)	211TH PL NE	32+37.5	23.5' RT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(8)	211TH PL NE	33+63.0	18.0' RT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(9)	211TH PL NE	34+78.0	14.0' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(10)	211TH PL NE	36+66.0	14.0' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(11)	211TH PL NE	38+03.5	14.0' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.

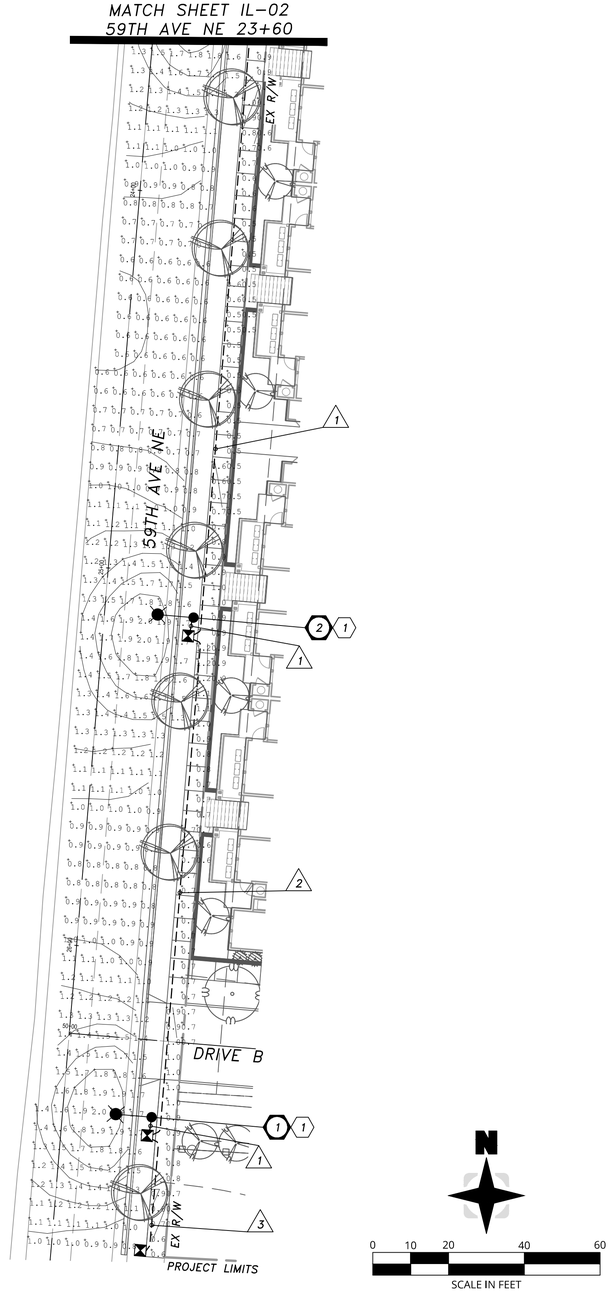
ILLUMINATION WIRING SCHEDULE

NO.	RACEWAY CONDUIT SIZE	ILLUM. #8 EX.	ILLUM. #8 NEW	SVC POWER 3/0 EX.	SVC POWER 3/0 NEW	EQUIP. GRND. * EX.	EQUIP. GRND. * NEW	DETECT. PULL WIRE EX.	DETECT. PULL WIRE NEW	CONDUIT FILL	ALLOW. FILL
1	2" SCH40 PVC		2				1			0.17	0.86
2	2" SCH80 PVC		2				1			0.17	0.75
3	2" SCH40 PVC SPARE								1	---	0.86
4	3" SCH80 PVC				3					0.94	1.68
5	2" SCH40 PVC		4				1			0.28	0.86
6	2" SCH80 PVC		4				1			0.28	0.75

* EQUIPMENT GROUND SIZE SHALL BE EQUAL TO OR LARGER THAN THE LARGEST WIRE SIZE IN THE CONDUIT.

ILLUMINATION LEGEND

NEW	DESCRIPTION
	JUNCTION BOX TYPE 1
	JUNCTION BOX TYPE 2
	SERVICE CABINET
	CONDUIT/CONDUCTOR
	LUMINAIRE POLE
(1)	ILLUMINATION POLE NUMBER
(1)	CONSTRUCTION NOTE



△	REVISION	DATE	BY

DANIELLE M. ALLEN — STATE OF WASHINGTON — 21018553 — REGISTERED PROFESSIONAL ENGINEER
09/26/2025

TENW CONTACT:

DANIELLE ALLEN, P.E.
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401-368-8853

ISSUE DATE:	09-26-2025
JOB NO.:	TENW #2024-143
DESIGNED BY:	BL/KEW/TDR
DRAWN BY:	BL/KEW/TDR
APPROVED BY:	DMA

520 KIRKLAND WAY, SUITE 100, KIRKLAND, WA, 98033

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206-708-2294
BRAD MACHAT

QUARTERRA SR 530 SITE
ARLINGTON, WA

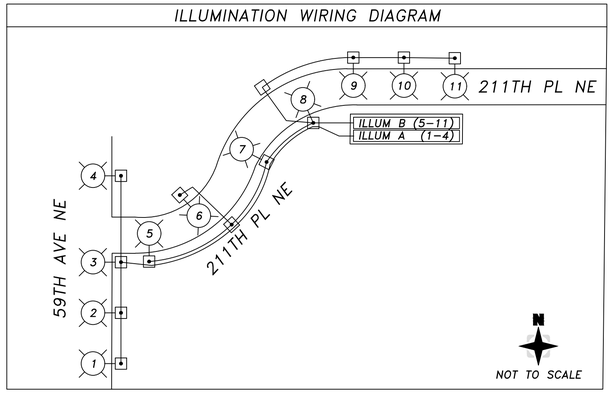
FRONTAGE ILLUMINATION PLAN

IL-01

SHEET: 1 OF 22

SECTION 10, TOWNSHIP 31 NORTH, RANGE 05 E., W.M.

ILLUMINATION WIRING DIAGRAM



ILLUMINATION CONSTRUCTION NOTES

(1) CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30. CONTRACTOR SHALL VERIFY BOLT PATTERN PRIOR TO POURING FOUNDATION. FURNISH AND INSTALL NEW STREET LIGHT POLE AND ARM TO NEW FOUNDATION. INSTALL NEW LED FIXTURE PER THE ILLUMINATION POLE SCHEDULE, THIS SHEET. CONTRACTOR SHALL COORDINATE WITH CITY OF ARLINGTON TO SCHEDULE INSTALLATION, AS WELL AS COMPLETION OF ALL FORMS/APPLICATIONS AND PAYMENT OF ALL ASSOCIATED FEES.

CALCULATION SUMMARY

CALCULATION AREA	DESIGN CRITERIA: AVG. MAINTAINED (FC) (TARGET / ACTUAL)	UNIFORMITY RATIO AVG. FC/MIN. FC (TARGET / ACTUAL)	AREA TYPE
59TH AVE NE	0.90*** / **1.08**	4.00:1* / **3.60:1**	LOCAL COMMERCIAL
59TH AVE NE SIDEWALK	0.10** / **1.04**	10.0:1** / **1.73:1**	LOW PEDESTRIAN ACTIVITY
INTERSECTION 59TH AVE NE & 211TH PL NE	0.90* / **1.11**	4.00:1* / **1.39:1**	STOP CONTROLLED INTERSECTION
211TH PL NE	0.90*** / **1.15**	4.00:1* / **2.88:1**	LOCAL COMMERCIAL
211TH PL NE SIDEWALK	0.10** / **0.88**	10.0:1** / **4.40:1**	LOW PEDESTRIAN ACTIVITY

* LIGHT LEVEL CRITERIA FOR ROADWAY AND INTERSECTION BASED ON WSDOT M22-01.21 DESIGN MANUAL CHAPTER 1040 ILLUMINATION, EXHIBIT 1040-44 LIGHT LEVEL REQUIREMENTS FOR CONVENTIONAL ROADWAYS, LOCATION TYPE 1040.02(1) STOP AND SIGNAL CONTROLLED INTERSECTIONS.

** LIGHT LEVEL CRITERIA FOR SIDEWALKS BASED ON ANSI/IES RP-8-22 STANDARD FOR LOCAL ROADWAYS WITH LOW PEDESTRIAN CONFLICT AREA CLASSIFICATION.

*** LIGHT LEVEL CRITERIA FOR ROADWAYS BASED ON CITY OF ARLINGTON STREET LIGHTING GUIDE, TABLE 2-5 MINIMUM ROADWAY ILLUMINATION, STANDARD FOR RESIDENTIAL AND LOCAL ROADWAY WITH COMMERCIAL AREA CLASSIFICATION.

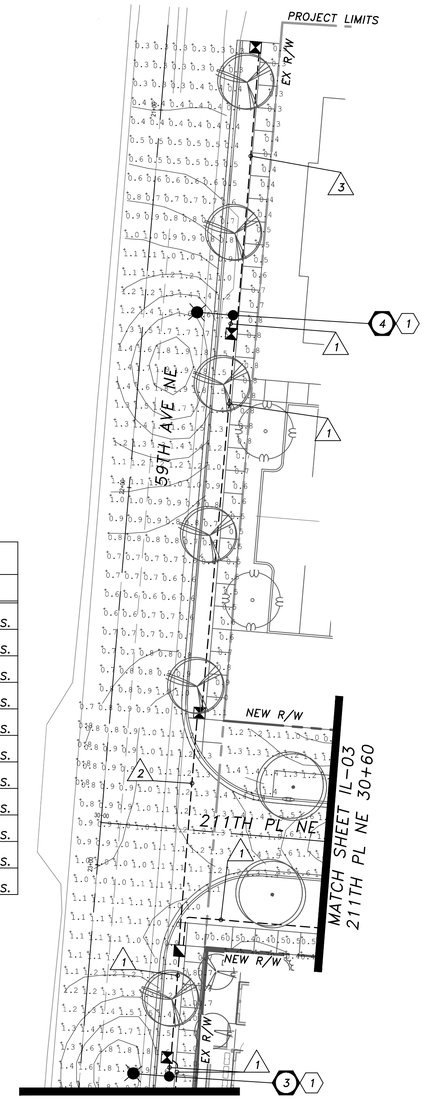
ILLUMINATION POLE SCHEDULE

LUM. POLE NO.	STREET	STATION	OFFSET	MOUNTING HEIGHT	ARM LENGTH	POLE	LUMINAIRE TYPE	WATTAGE/ TYPE	INITIAL LUMENS	COLOR TEMP	BASE	COMMENT
(1)	59TH AVE NE	26+43.5	23.5' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(2)	59TH AVE NE	25+11.0	23.5' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(3)	59TH AVE NE	23+54.0	23.5' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(4)	59TH AVE NE	21+52.5	23.5' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(5)	211TH PL NE	30+64.5	18.0' RT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(6)	211TH PL NE	31+52.0	14.5' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(7)	211TH PL NE	32+37.5	23.5' RT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(8)	211TH PL NE	33+63.0	18.0' RT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(9)	211TH PL NE	34+78.0	14.0' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(10)	211TH PL NE	36+66.0	14.0' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
(11)	211TH PL NE	38+03.5	14.0' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.

ILLUMINATION WIRING SCHEDULE

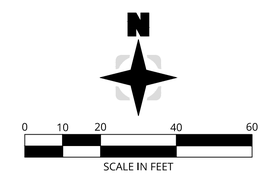
NO.	RACEWAY CONDUIT SIZE	ILLUM. #8 EX.	ILLUM. #8 NEW	SVC POWER 3/0 EX.	SVC POWER 3/0 NEW	EQUIP. GRND. * EX.	EQUIP. GRND. * NEW	DETECT. PULL WIRE EX.	DETECT. PULL WIRE NEW	CONDUIT FILL	ALLOW. FILL
1	2" SCH40 PVC		2				1			0.17	0.86
2	2" SCH80 PVC		2				1			0.17	0.75
3	2" SCH40 PVC SPARE								1	---	0.86
4	3" SCH80 PVC				3					0.94	1.68
5	2" SCH40 PVC		4				1			0.28	0.86
6	2" SCH80 PVC		4				1			0.28	0.75

* EQUIPMENT GROUND SIZE SHALL BE EQUAL TO OR LARGER THAN THE LARGEST WIRE SIZE IN THE CONDUIT.



ILLUMINATION LEGEND

NEW	DESCRIPTION
	JUNCTION BOX TYPE 1
	JUNCTION BOX TYPE 2
	SERVICE CABINET
	CONDUIT/CONDUCTOR
	LUMINAIRE POLE
	ILLUMINATION POLE NUMBER
	CONSTRUCTION NOTE



△	REVISION	DATE	BY

DANIELLE M. ALLEN — STATE OF WASHINGTON — 21999 — REGISTERED PROFESSIONAL ENGINEER

09/26/2025

TENW CONTACT:

DANIELLE ALLEN, P.E.
SENIOR PROJECT MANAGER
DANIELLE@TENW.COM
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TENW
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206-708-2294
BRAD MACHAT

QUARTERRA SR 530 SITE
ARLINGTON, WA

FRONTAGE ILLUMINATION PLAN

IL-02

SHEET: 2 OF 22

SECTION 10, TOWNSHIP 31 NORTH, RANGE 05 E., W.M.

ILLUMINATION CONSTRUCTION NOTES

1. CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30. CONTRACTOR SHALL VERIFY BOLT PATTERN PRIOR TO POURING FOUNDATION. FURNISH AND INSTALL NEW STREET LIGHT POLE AND ARM TO NEW FOUNDATION. INSTALL NEW LED FIXTURE PER THE ILLUMINATION POLE SCHEDULE, THIS SHEET. CONTRACTOR SHALL COORDINATE WITH CITY OF ARLINGTON TO SCHEDULE INSTALLATION, AS WELL AS COMPLETION OF ALL FORMS/APPLICATIONS AND PAYMENT OF ALL ASSOCIATED FEES.

2. CONSTRUCT ELECTRICAL SERVICE TYPE D CABINET FOUNDATION PER WSDOT STANDARD PLAN J-10.10. FURNISH AND INSTALL ELECTRICAL SERVICE CABINET PER WSDOT STANDARD PLAN J-10.21. LOCATION OF SERVICE CABINET IS APPROXIMATE, FINAL LOCATION SHALL BE COORDINATED WITH PROPOSED LANDSCAPING TO PROVIDE APPROPRIATE SCREENING OF CABINET. MAINTAIN MIN. 3-FT CLEARANCE FROM THE FACE OF THE CURB.

3. POWER SOURCE IS UNKNOWN AT TIME OF PLAN DEVELOPMENT. CONTRACTOR SHALL ASSUME APPROX. 500 FT OF TRENCHING TO POWER SOURCE FOR COSTING/BIDDING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH SNOHOMISH PUD TO CONFIRM A LOCATION FOR THE 120/240 VOLT SINGLE PHASE POWER SOURCE CONNECTION INCLUDING COMPLETING ALL FORMS/APPLICATIONS AND PAYMENT OF ALL ASSOCIATED FEES. THE CONTRACTOR SHALL INSTALL CONDUIT AND CONDUCTORS TO THE POWER SOURCE IN ACCORDANCE WITH SNOHOMISH PUD REQUIREMENTS. SNOHOMISH PUD SHALL MAKE FINAL CONNECTION TO THE POWER SOURCE.

ILLUMINATION WIRING SCHEDULE

NO.	RACEWAY CONDUIT SIZE	ILLUM. #8		SVC POWER 3/0		EQUIP. GRND. *		DETECT. PULL WIRE		CONDUIT FILL	ALLOW. FILL
		EX.	NEW	EX.	NEW	EX.	NEW	EX.	NEW		
1	2" SCH40 PVC		2				1			0.17	0.86
2	2" SCH80 PVC		2				1			0.17	0.75
3	2" SCH40 PVC SPARE								1	---	0.86
4	3" SCH80 PVC				3					0.94	1.68
5	2" SCH40 PVC		4				1			0.28	0.86
6	2" SCH80 PVC		4				1			0.28	0.75

* EQUIPMENT GROUND SIZE SHALL BE EQUAL TO OR LARGER THAN THE LARGEST WIRE SIZE IN THE CONDUIT.

SERVICE BREAKER SCHEDULE

NEW SVC LOCATED ON 211TH PL NE

CIRCUIT	VOLTAGE	BREAKER	CONTACTOR
MAIN	120/240	2P-200 AMP	---
ILLUM A (1-4)	240	2P-20 AMP	30 AMP
ILLUM B (5-11)	240	2P-20 AMP	30 AMP
ILLUM C (SPARE)	240	2P-20 AMP	30 AMP

CALCULATION SUMMARY

TARGET / ACTUAL

CALCULATION AREA	DESIGN CRITERIA: AVG. MAINTAINED (FC)	UNIFORMITY RATIO AVG. FC/ MIN. FC	AREA TYPE
59TH AVE NE	0.90*** / **1.08**	4.00:1* / **3.60:1**	LOCAL COMMERCIAL
59TH AVE NE SIDEWALK	0.10** / **1.04**	10.0:1** / **1.73:1**	LOW PEDESTRIAN ACTIVITY
INTERSECTION 59TH AVE NE & 211TH PL NE	0.90* / **1.11**	4.00:1* / **1.39:1**	STOP CONTROLLED INTERSECTION
211TH PL NE	0.90*** / **1.15**	4.00:1* / **2.88:1**	LOCAL COMMERCIAL
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ILLUMINATION POLE SCHEDULE

LUM. POLE NO.	STREET	STATION	OFFSET	MOUNTING HEIGHT	ARM LENGTH	POLE	LUMINAIRE TYPE	WATTAGE/ TYPE	INITIAL LUMENS	COLOR TEMP	BASE	COMMENT
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7	211TH PL NE	32+37.5	23.5' RT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
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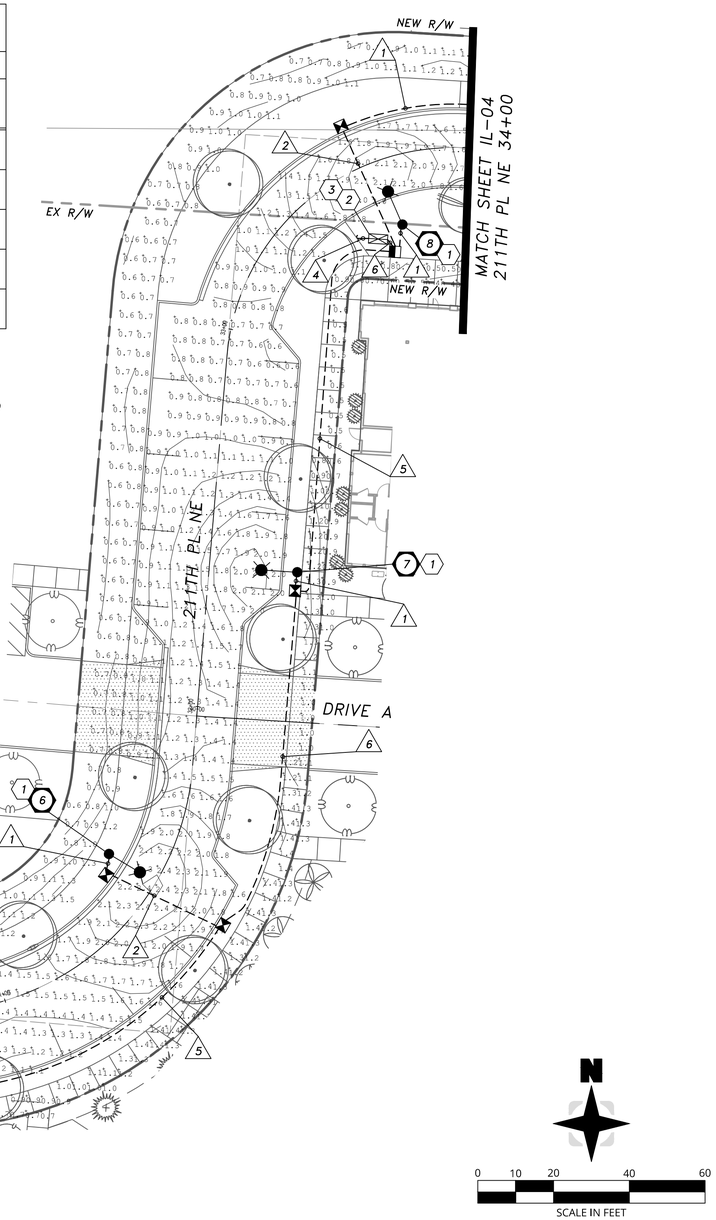

ILLUMINATION LEGEND

NEW	DESCRIPTION
	JUNCTION BOX TYPE 1
	JUNCTION BOX TYPE 2
	SERVICE CABINET
	CONDUIT/CONDUCTOR
	LUMINAIRE POLE
	ILLUMINATION POLE NUMBER
	CONSTRUCTION NOTE

N

0 10 20 40 60

SCALE IN FEET

△	REVISION	DATE	BY

DANIELLE M. ALLEN — STATE OF WASHINGTON — 21016655 — REGISTERED PROFESSIONAL ENGINEER

09/26/2025

TENW CONTACT:

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QUARTERRA SR 530 SITE
ARLINGTON, WA

FRONTAGE ILLUMINATION PLAN

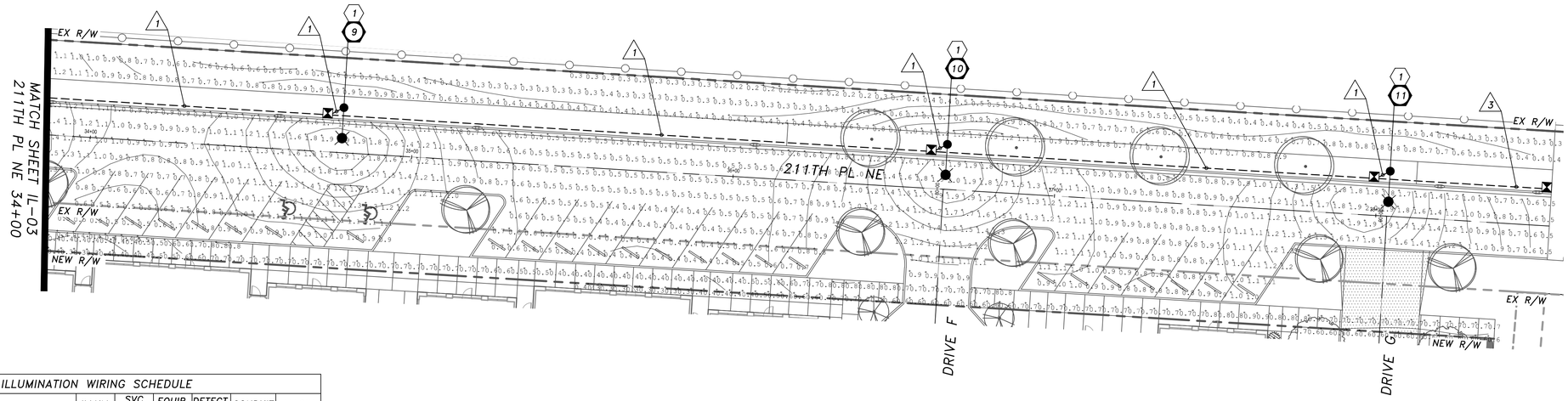
IL-03

SHEET: 3 OF 22

SECTION 10, TOWNSHIP 31 NORTH, RANGE 05 E., W.M.

ILLUMINATION CONSTRUCTION NOTES

(1) CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30. CONTRACTOR SHALL VERIFY BOLT PATTERN PRIOR TO POURING FOUNDATION. FURNISH AND INSTALL NEW STREET LIGHT POLE AND ARM TO NEW FOUNDATION. INSTALL NEW LED FIXTURE PER THE ILLUMINATION POLE SCHEDULE, THIS SHEET. CONTRACTOR SHALL COORDINATE WITH CITY OF ARLINGTON TO SCHEDULE INSTALLATION, AS WELL AS COMPLETION OF ALL FORMS/APPLICATIONS AND PAYMENT OF ALL ASSOCIATED FEES.



ILLUMINATION WIRING SCHEDULE

NO.	RACEWAY CONDUIT SIZE	ILLUM. #8		SVC POWER 3/0		EQUIP. GRND. *		DETECT. PULL WIRE		CONDUIT FILL	ALLOW. FILL
		EX.	NEW	EX.	NEW	EX.	NEW	EX.	NEW		
1	2" SCH40 PVC		2				1			0.17	0.86
2	2" SCH80 PVC		2				1			0.17	0.75
3	2" SCH40 PVC SPARE								1	---	0.86
4	3" SCH80 PVC				3					0.94	1.68
5	2" SCH40 PVC		4				1			0.28	0.86
6	2" SCH80 PVC		4				1			0.28	0.75

* EQUIPMENT GROUND SIZE SHALL BE EQUAL TO OR LARGER THAN THE LARGEST WIRE SIZE IN THE CONDUIT.

CALCULATION SUMMARY

TARGET / ACTUAL

CALCULATION AREA	DESIGN CRITERIA: AVG. MAINTAINED (FC)	DESIGN CRITERIA: UNIFORMITY RATIO AVG. FC/ MIN. FC	AREA TYPE
59TH AVE NE	0.90*** / **1.08**	4.00:1* / **3.60:1**	LOCAL COMMERCIAL
59TH AVE NE SIDEWALK	0.10** / **1.04**	10.0:1** / **1.73:1**	LOW PEDESTRIAN ACTIVITY
INTERSECTION 59TH AVE NE & 211TH PL NE	0.90* / **1.11**	4.00:1* / **1.39:1**	STOP CONTROLLED INTERSECTION
211TH PL NE	0.90*** / **1.15**	4.00:1* / **2.88:1**	LOCAL COMMERCIAL
211TH PL NE SIDEWALK	0.10** / **0.88**	10.0:1** / **4.40:1**	LOW PEDESTRIAN ACTIVITY

* LIGHT LEVEL CRITERIA FOR ROADWAY AND INTERSECTION BASED ON WSDOT M22-01.21 DESIGN MANUAL CHAPTER 1040 ILLUMINATION, EXHIBIT 1040-44 LIGHT LEVEL REQUIREMENTS FOR CONVENTIONAL ROADWAYS, LOCATION TYPE 1040.02(1) STOP AND SIGNAL CONTROLLED INTERSECTIONS.

** LIGHT LEVEL CRITERIA FOR SIDEWALKS BASED ON ANSI/IES RP-8-22 STANDARD FOR LOCAL ROADWAYS WITH LOW PEDESTRIAN CONFLICT AREA CLASSIFICATION.

*** LIGHT LEVEL CRITERIA FOR ROADWAYS BASED ON CITY OF ARLINGTON STREET LIGHTING GUIDE, TABLE 2-5 MINIMUM ROADWAY ILLUMINATION, STANDARD FOR RESIDENTIAL AND LOCAL ROADWAY WITH COMMERCIAL AREA CLASSIFICATION.

ILLUMINATION POLE SCHEDULE

LUM. POLE NO.	STREET	STATION	OFFSET	MOUNTING HEIGHT	ARM LENGTH	POLE	LUMINAIRE TYPE	WATTAGE/ TYPE	INITIAL LUMENS	COLOR TEMP	BASE	COMMENT
1	59TH AVE NE	26+43.5	23.5' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
2	59TH AVE NE	25+11.0	23.5' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
3	59TH AVE NE	23+54.0	23.5' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
4	59TH AVE NE	21+52.5	23.5' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
5	211TH PL NE	30+64.5	18.0' RT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
6	211TH PL NE	31+52.0	14.5' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
7	211TH PL NE	32+37.5	23.5' RT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
8	211TH PL NE	33+63.0	18.0' RT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
9	211TH PL NE	34+78.0	14.0' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
10	211TH PL NE	36+66.0	14.0' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
11	211TH PL NE	38+03.5	14.0' LT	38'	6'	1254 INDUSTRIES HUNTINGTON SERIES TAPERED DECORATIVE POLE	LEOTEK GCM2-40H-MV-3000K-3R-950	121W LED	13,040	3,000K	SLIP	CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30-04. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.

ILLUMINATION LEGEND

NEW	DESCRIPTION
	JUNCTION BOX TYPE 1
	JUNCTION BOX TYPE 2
	SERVICE CABINET
	CONDUIT/CONDUCTOR
	LUMINAIRE POLE
	ILLUMINATION POLE NUMBER
	CONSTRUCTION NOTE

N

0 10 20 40 60

SCALE IN FEET

NO.	REVISION	DATE	BY

DANIELLE M. ALLEN — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER

09/26/2025

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JOB NO.:	TENW #2024-143
DESIGNED BY:	BL/KEW/TDR
DRAWN BY:	BL/KEW/TDR
APPROVED BY:	DMA

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206-708-2294
BRAD MACHAT

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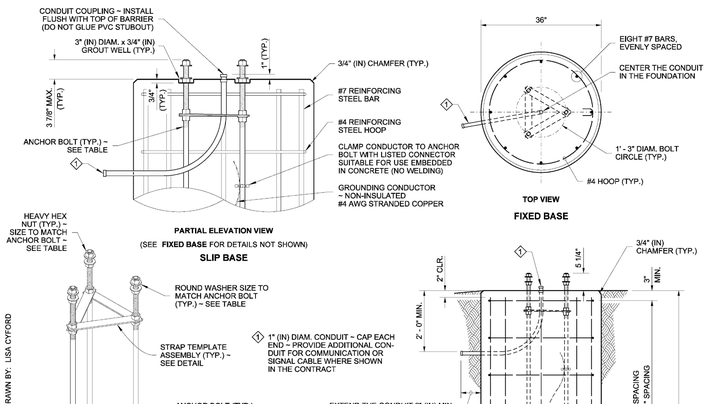
ARLINGTON, WA

FRONTAGE ILLUMINATION PLAN

IL-04

SHEET: 4 OF 22

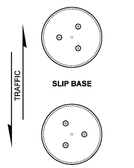
SECTION 10, TOWNSHIP 31 NORTH, RANGE 05 E., W.M.



ANCHOR BOLT TABLE			
LUMINAIRE HEIGHT (FT) (H1)	MAST ARM TYPE	MAST ARM LENGTH (FT)	ANCHOR BOLT DIAMETER (IN) "D"
20' TO 50'	SINGLE	6' TO 16'	1"
20' TO 50'	DOUBLE	6' TO 8'	1"
20' TO 45'	DOUBLE	10' TO 16'	1"
46' TO 50'	DOUBLE	10' TO 16'	1 1/8"

NOTES

1. See **Standard Plan J-28.40** for Luminaire Pole base mounting details.
2. The Strap Templates shall be held in place by nuts, 6" (in) from the top of the foundation and 3" (in) from the bottom of the anchor bolts. Eighteen heavy duty hex nuts and six round washers are required for a slip base assembly. Eighteen heavy duty hex nuts and six plate washers are required for a fixed base assembly.
3. Use Steel Light Standard Foundation **Type A** on level ground or slopes not exceeding 4H : 1V. Use **Type B** for slopes steeper than 4H : 1V, but not exceeding 2H : 1V. Slopes steeper than 2H : 1V shall require a special design.
4. These foundations are designed for a minimum of 2000 PSF **(TYPE A)** or 1500 PSF **(TYPE B)** allowable lateral bearing pressure for the soil. A special foundation shall be required for soil with allowable lateral bearing pressure lower than 1500 PSF.
5. The Luminaire Pole height shall not exceed 50' (ft) **(H1)**.
6. Slip bases shall not be installed on 50' (ft) **(H1)** poles with Double Mast Arms, nor on poles weighing more than 1000 lbs.
7. Slip bases are required on poles installed inside the Design Clear Zone, and on poles installed behind traffic barrier that are within the traffic barrier deflection zone.
8. Foundations constructed within Media Filter Drains shall be increased in depth by the depth of the Media Filter Drain.
9. Exposed portions of the foundation shall be formed to create a Class 2 surface finish. All forming shall be removed upon completion of foundation construction.
10. For excavation, concrete placement, and backfill options, see METHOD 1 and METHOD 2 on Sheet 2 of 2.
11. The anchor bolts shall be high-strength steel, manufactured from ASTM F1554 Grade 105, with heavy hex nuts and hardened washers. Galvanize the anchor bolts according to ASTM F2329.
12. The foundation shall be grounded in accordance with the requirements of **Standard Specification Section 8-20.3(4).**
13. See **Standard Plans C-8b** and **C-85.14** for steel light standards on traffic barrier.



ANCHOR BOLT LAYOUT

Jun 18, 2024

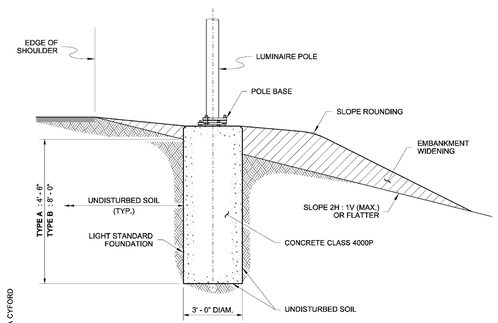
STEEL LIGHT STANDARD FOUNDATION TYPES A & B

STANDARD PLAN J-28.30-04

SHEET 1 OF 2 SHEETS

APPROVED FOR PUBLICATION
Jun 18, 2024
STATE DESIGN ENGINEER
Washington State Department of Transportation

DRAWN BY: LISA CYFORD



METHOD 1

NO SUBSURFACE FORM

This option is used only when the existing soil in the hole will remain standing and the cement concrete can be placed without causing the soil to collapse. Concrete shall be cast directly against undisturbed soil.

Auger the hole for the foundation. Use a paper or cardboard form to achieve a smooth finish on the final exposed cement concrete. Support the form as necessary to remain plumb.

See **Standard Plans J-28.24** and **J-28.26** for maximum heights of exposed foundation when no embankment widening is to be installed.

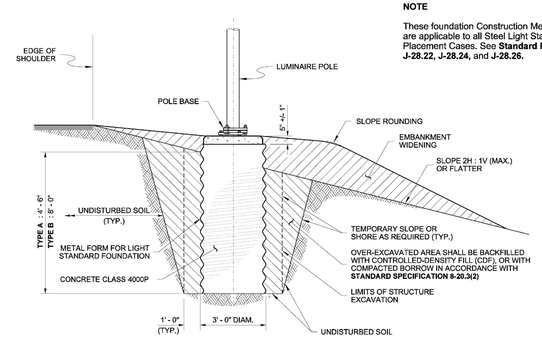
Place the concrete foundation.

After concrete has cured, remove the paper or cardboard form portion.

Construct the embankment widening (if required).

NOTE

These foundation Construction Methods are applicable to all Steel Light Standard Placement Cases. See **Standard Plans J-28.22, J-28.24,** and **J-28.26.**



METHOD 2

METAL (SUBSURFACE) FORM REQUIRED

When the existing soil will not retain a vertical face, over-excavate the foundation area and install a 36" (in) diameter corrugated metal (pipe) form. The corrugated metal form shall not extend more than 5" (in) +/- 1" (in) below any portion of the foundation that will remain exposed upon final grading. Continue forming to full height using a paper or cardboard form to achieve a smooth finish on final exposed cement concrete. Support the form as necessary to remain plumb.

See **Standard Plans J-28.24** and **J-28.26** for maximum heights of exposed foundation when no embankment widening is to be installed.

Place the concrete foundation.

After concrete has cured, remove the paper or cardboard form portion.

Backfill with controlled-density fill or compacted borrow in accordance with **Standard Specification Section 8-20.3(2).**

Construct the embankment widening (if required).

CONSTRUCTION METHODS

Jun 18, 2024

STEEL LIGHT STANDARD FOUNDATION TYPES A & B

STANDARD PLAN J-28.30-04

SHEET 2 OF 2 SHEETS

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STATE DESIGN ENGINEER
Washington State Department of Transportation

△	REVISION	DATE	BY

09/26/2025

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FRONTAGE ILLUMINATION DETAILS

IL-05

SHEET: 5 OF 22

SECTION 10, TOWNSHIP 31 NORTH, RANGE 05 E., W.M.

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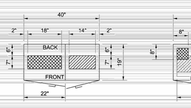


TYPE B MODIFIED SERVICE CABINET

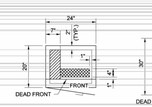
TYPE D SERVICE CABINET

TYPE E SERVICE CABINET

ANCHOR BOLT (SEE NOTE 1)

CONDUIT PLACEMENT LOCATION AREA

SERVICE: UTILITY CONDUIT AREA
TRANSFORMER: HIGH VOLTAGE CONDUIT AREA



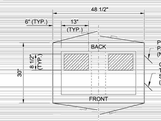
XFMR-S (TRANSFORMER - SMALL) (UP TO 12.5 KVA)

XFMR-L (TRANSFORMER - LARGE) (12.6 TO 37.5 KVA)

TYPE 33x CABINET

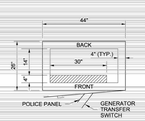
CABINET REFERENCE TABLE			
SERVICE CABINETS	SIZE W x D (IN)	CAPACITY CONDUIT DIAMETER (IN)	STANDARD PLAN
TYPE B MOD.	40" x 19"	12"	J-10.20
TYPE D	28" x 19"	24"	J-10.21
TYPE E	52" x 19"	48"	J-10.22
TRANSFORMER CABINETS	SIZE W x D (IN)		
XFMR-S (UP TO 12.5 KVA)	24" x 20"	12"	J-10.25
XFMR-L (12.6 TO 37.5 KVA)	32" x 30"	15"	J-10.25
SIGNAL AND ITS CABINETS	SIZE W x D (IN)		
TYPE 33x	24" x 30"	12"	J-12.15
TYPE 33xD	48.5" x 30"	24" ⟨1⟩	J-12.16
TYPE 342LX	44" x 26"	24" ⟨1⟩	J-12.16
NEMA P44	44" x 26"	15"	N/A

⟨1⟩ 12" (IN) OF CONDUIT IN EACH LOCATION SHOWN



TYPE 33xD CABINET

TYPE 342LX CABINET



NEMA P44 CABINET

PLAN VIEWS
CABINET ORIENTATION, FOOTPRINT, AND CONDUIT PLACEMENT LOCATIONS

GENERAL NOTES

1. Each pad mounted cabinet shall be attached to the foundation with four 1/2" (in.) x 10" (in.) x 2" (in.) x 4" (in.) anchor bolts (see Anchor Bolt Detail this Sheet). Bolts, washers, and nuts shall be hot-dip galvanized in accordance with **AASHTO M232** and meet the requirements of Standard Specification 9-06.5(1). Stainless steel epoxy anchors may be used as an alternative, and shall be 1/2" (in.) diameter x 9" (in.) or 5/8" (in.) diameter x 8" (in.). Epoxy anchors shall use Type 304 stainless steel hardware. ASTM F593 all threaded rod, ASTM A240 washers, and ASTM F594 nuts. Anchor bolts shall extend 1 1/2" (in.) min. to 2" (in.) max. above the concrete pad.
2. All reinforcing steel shall be embedded 2" (in.) below the surface of concrete.
3. A 1/2" (in.) bead of silicone is required between each cabinet and the concrete foundation.
4. Concrete shall be Class 3000, in accordance with **Standard Specification 8-20.3(4)**. All concrete corners shall have a 1" (in.) chamfer; unless abutting sidewalk, where it shall be square and seaparated from the sidewalk with joint filler.
5. Foundations installed in, or adjacent to, sidewalks shall be constructed with the top flush with the sidewalk surface and grade, not including concrete risers for cabinets.
6. Foundations require additional level clear space to achieve a minimum of 4 feet of level clear space between the face of any cabinet or cabinet riser and the edge of the level clear space. Clear space beyond the edge of the concrete pad shall be made up of crushed surfacing meeting the requirements of **Standard Specification 9-03.9(1)**. Special design may be required where slopes are 3H : 1V or steeper. As an alternative, the concrete pad may be extended out to provide the required clear space.
7. Verify overall pad and concrete riser dimensions with the Engineer prior to placing concrete.
8. Not all Type 33x and 33xD cabinets have a police panel and/or a generator transfer switch (GTS) panel. See Contract for specific cabinet requirements.

CABINET ORIENTATION CONDUIT LAYOUT AND FOUNDATION DETAIL
STANDARD PLAN J-10.10-04

SHEET 1 OF 6 SHEETS

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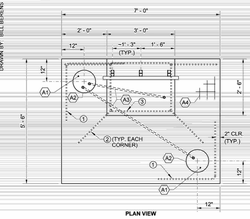
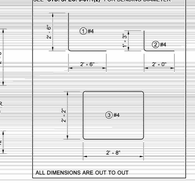
Date: 2020.09.16
10:06:06 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

DRAWN BY: BILL BERENS

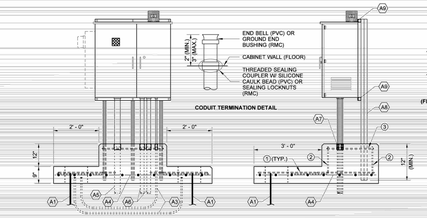


PLAN VIEW

REINFORCING STEEL BENDING DIAGRAM
SEE STD. SPEC. 9-07.1(2) FOR BENDING DIAMETER



ALL DIMENSIONS ARE OUT TO OUT



CONDUIT TERMINATION DETAIL

FRONT ELEVATION VIEW

RIGHT SIDE ELEVATION VIEW

STRUT MOUNT SERVICE CABINET
(TYPE B MODIFIED SERVICE CABINET SHOWN)

NOTES - SINGLE STRUT MOUNT CABINET (SHEET 2 OF 6)

A1. Drive ground rods before placing concrete. Ground rods shall be a minimum of 6 feet apart. **See Standard Plan J-60.00** for additional details.

A2. Welded Wire Fabric (WWF) shall be 4.0 (in.) x 4.0 (in.) ~ W4.0 x W4.0 ~ meeting the requirements of **Standard Specification 9-07.7**. As an alternative, a grid of #3 rebar may be used, with bars spaced at 1'- 0" centers laterally and longitudinally.

A3. Install conduit couplings on all conduits. Couplers shall be installed with the top of the coupler flush with the top of concrete. For PVC conduits, the conduit segment above the coupler shall not be glued to the coupler.

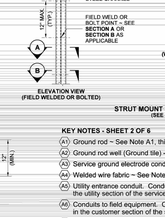
A4. Vertical steel supports shall be two continuous 1 5/8" (in.) x 1 5/8" (in.) 12-gage slotted steel channels installed back-to-back (3 pairs required). ~ see Strut Mount Support Details this sheet for connection details. As an alternative; continuous 1 5/8" (in.) x 3 1/4" (in.) 12-gage slotted steel channel may be used in place of each channel pair. Channels shall be embedded a minimum of 12" (in.) into the concrete foundation. Supports shall be evenly spaced, with the center support centered in the concrete riser, and the outer supports tied to the riser rebar hoop.

A5. Horizontal steel supports shall be continuous 1 5/8" (in.) x 1 5/8" (in.) 12-gage slotted steel channels (two required).

A6. Cabinet height shall be determined by the required height of the utility meter - verify height with serving utility (typically 5 to 6 feet).

A7. Serving utility may require meter socket to be installed on the outside of the cabinet. Utility feeder conduit shall still terminate in the utility section of the cabinet unless otherwise required by the utility.

A8. Additional gravel pad not shown. Gravel pad shall extend two feet in front of the concrete pad for the full width of the concrete pad. If the utility meter socket is installed on the outside of the service cabinet, gravel pad shall also extend three feet from the utility side of the cabinet pad. Final gravel area shall be a rectangle.



KEY NOTES - SHEET 2 OF 6

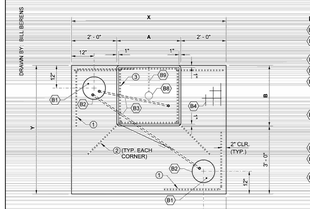
- A1 Ground rod ~ See Note A1, this sheet.
- A2 Ground rod well (Ground tile) - 12" diameter concrete
- A3 Service ground electrode conduits.
- A4 Welded wire fabric ~ See Note A2, this sheet.
- A5 Utility entrance conduit. Conduit shall terminate in the utility section of the service cabinet.
- A6 Conduits to field equipment. Conduits shall terminate in the customer section of the service cabinet.
- A7 Conduit couplers ~ See Note A3, this sheet.
- A8 Vertical support steel channel ~ See Note A4, this sheet.
- A9 Horizontal support steel channel ~ See Note A5, this sheet.

CABINET ORIENTATION CONDUIT LAYOUT AND FOUNDATION DETAIL
STANDARD PLAN J-10.10-04

SHEET 2 OF 6 SHEETS

APPROVED FOR PUBLICATION
Date: 2020.09.16
10:07:05 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

DRAWN BY: BILL BERENS



PLAN VIEW

KEY NOTES - SHEET 3 OF 6

- B1 Ground rod ~ See Note B1, this sheet.
- B2 Ground rod well (Ground tile) - 12" diameter concrete.
- B3 Service ground electrode conduits.
- B4 Welded wire fabric ~ See Note B2, this sheet.
- B5 Utility entrance (service cabinet) or input power (transformer cabinet) conduit. Conduit shall terminate in the utility or high-voltage section of the cabinet (as applicable).
- B6 Conduits to field equipment. Conduits shall terminate in the customer section (service cabinet) or low-voltage (transformer cabinet) of the cabinet.
- B7 Conduit couplers ~ See Note B4, this sheet.
- B8 4" (in.) diam. x 1/2" (in.) deep sump.Slope foundation within cabinet footprint toward sump.
- B9 3/8" (in.) diam. polyethylene or copper tubing for drain. Tubing shall be straight, but slope downward a minimum of 1" (in.).

NOTES - SINGLE PAD MOUNT SERVICE OR TRANSFORMER CABINET (SHEET 3 OF 6)

B1. Drive ground rods before placing concrete. Ground rods shall be a minimum of 6 feet apart. See **Standard Plan J-60.05** for additional details.

B2. Welded Wire Fabric (WWF) shall be 4.0 (in.) x 4.0 (in.) ~ W4.0 x W4.0 ~ meeting the requirements of **Standard Specification 9-07.7**. As an alternative; a grid of #3 rebar may be used, with bars spaced at 1'-0" centers laterally and longitudinally.

B3. Omit concrete riser and bar #3 for Type D and Type E service cabinets.

B4. Install conduit couplings on all conduits. Couplers shall be installed with the top of the coupler flush with the top of concrete. For PVC conduits, the conduit segment above the coupler shall not be glued to the coupler.

B5. Conduits shall extend a minimum of 2" (in.) and a maximum of 3" (in.) into the cabinet, as measured from the concrete surface to the top of the end bell (PVC) or ground bushing (RMC).

B6. Serving utility may require meter socket to be installed on the outside of the cabinet. Utility feeder conduit shall still terminate in the utility section of the cabinet unless otherwise required by the utility.

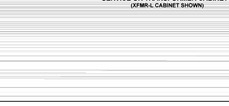
B7. Additional gravel pad not shown. Gravel pad shall extend two feet in front of the concrete pad for the full width of the concrete pad. If the utility meter socket is installed on the outside of the service cabinet, gravel pad shall also extend three feet from the side of the cabinet pad where the meter is installed. Final gravel area shall be a rectangle.

B8. See **Standard Plan J-10.14** for additional details when service or transformer cabinet is installed in fence line.

SINGLE PAD MOUNT
SERVICE OR TRANSFORMER CABINET
(XFMR-L CABINET SHOWN)

FOUNDATION SIZE REFERENCE TABLE						
SERVICE CABINETS	PAD WIDTH (X)	PAD DEPTH (Y)	RISER WIDTH (A)	RISER DEPTH (B)	HOOP ⟨1⟩ WIDTH (BA)	HOOP ⟨1⟩ DEPTH (BB)
TYPE D	6' - 4"	3' - 8"	N/A	N/A	N/A	N/A
TYPE E	8' - 4"	3' - 8"	N/A	N/A	N/A	N/A
TRANSFORMER CABINETS	PAD WIDTH (X)	PAD DEPTH (Y)	RISER WIDTH (A)	RISER DEPTH (B)	HOOP ⟨1⟩ WIDTH (BA)	HOOP ⟨1⟩ DEPTH (BB)
XFMR-S (UP TO 12.5 KVA)	6' - 2"	4' - 11"	2' - 2"	1' - 11"	1' - 10"	1' - 7"
XFMR-L (12.6 TO 37.5 KVA)	6' - 10"	5' - 8"	2' - 10"	2' - 8"	2' - 6"	2' - 4"

REINFORCING STEEL BENDING DIAGRAM
SEE STD. SPEC. 9-07.1(2) FOR BENDING DIAM. ALL DIMENSIONS ARE OUT TO OUT



NOTE: BAR 3 DIMENSIONS ARE ALWAYS FOUR INCHES SMALLER THAN THEIR ASSOCIATED CONCRETE RISER DIMENSIONS.

CABINET ORIENTATION CONDUIT LAYOUT AND FOUNDATION DETAIL
STANDARD PLAN J-10.10-04

SHEET 3 OF 6 SHEETS

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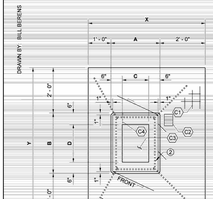
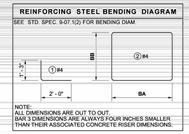


PLAN VIEW

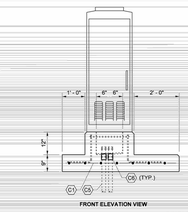
KEY NOTES - SHEET 4 OF 6

- CA Welded wire fabric ~ See Note C1, this sheet.
- CB Generator Tie-Down Anchor ~ See Note C2, this sheet.
- CC Cabinet Well ~ See Note C3, this sheet.
- CD 3/8" (in.) diam. polyethylene or copper tubing for drain. Tubing shall be straight, but slope downward a minimum of 1" (in.)
- CE Conduits ~ See Contract Plans for number, type, and function.
- CF Conduit couplers ~ See Note C4, this sheet.

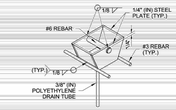
REINFORCING STEEL BENDING DIAGRAM
SEE STD. SPEC. 9-07.1(2) FOR BENDING DIAM

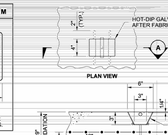


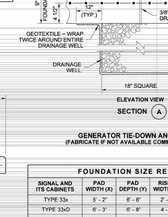
NOTE:
ALL DIMENSIONS ARE OUT TO OUT.
BAR 3 DIMENSIONS ARE ALWAYS FOUR INCHES SMALLER THAN THEIR ASSOCIATED CONCRETE RISER DIMENSIONS.



SINGLE PAD MOUNT
TRAFFIC SIGNAL OR ITS CABINET
(TYP. 33x CABINET SHOWN)







GENERATOR TIE-DOWN ANCHOR
(FABRICATE IF NOT AVAILABLE COMMERCIALLY)

CABINET WELL REFERENCE TABLE		
SIGNAL AND ITS CABINETS	WELL WIDTH (C)	WELL LENGTH (D)
TYPE 33x	1' - 2"	1' - 8"
TYPE 33xD	3' - 2"	1' - 8"
TYPE 342LX / NEMA P44	2' - 10"	1' - 4"

FOUNDATION SIZE REFERENCE TABLE						
SIGNAL AND ITS CABINETS	PAD WIDTH (A)	PAD DEPTH (Y)	RISER WIDTH (A)	RISER DEPTH (B)	HOOP ⟨2⟩ WIDTH (BA)	HOOP ⟨2⟩ DEPTH (BB)
TYPE 33x	5' - 2"	5' - 8"	2' - 2"	2' - 8"	1' - 10"	2' - 4"
TYPE 33xD	6' - 3"	5' - 8"	4' - 3"	2' - 8"	3' - 11"	2' - 4"
TYPE 342LX / NEMA P44	5' - 10"	6' - 4"	3' - 10"	2' - 4"	3' - 8"	2' - 0"

NOTES - SINGLE PAD MOUNT TRAFFIC SIGNAL OR ITS CABINET (SHEET 4 OF 6)

C1. Welded Wire Fabric (WWF) shall be 4.0 (in.) x 4.0 ~ W4.0 (in.) x W4.0 ~ meeting the requirements of **Standard Specification 9-07.7**. As an alternative, a grid of #3 rebar may be used; with bars spaced at 1'- 0" centers laterally and longitudinally.

C2. Generator Tie-Down Anchors are only required for cabinets with Generator Transfer Switches (GTS). Anchor shall along the side of the cabinet near the back corner of the cabinet riser as shown.

C3. Cabinet well shall be a nominal 10" (in.) deep, sloping towards the corner where the drain tube is installed. Well dimensions are 12" (in.) smaller than the riser length and width dimensions (**A** and **B**). See Cabinet Well Reference Table, this sheet.

C4. Install conduit couplings on all conduits. Couplers shall be installed with the top of the coupler flush with the top of concrete. For PVC conduits, the conduit segment above the coupler shall not be glued to the coupler.

C5. Conduits shall extend a minimum of 2" (in.) and a maximum of 3" (in.) into the cabinet, as measured from the concrete surface to the top of the end bell (PVC) or ground bushing (RMC).

C6. Additional gravel pad not shown. Gravel pad shall extend two feet beyond the front, right, and back of the cabinet pad where the pad is two feet wide. Final gravel area shall be a rectangle.

CABINET ORIENTATION CONDUIT LAYOUT AND FOUNDATION DETAIL
STANDARD PLAN J-10.10-04

SHEET 4 OF 6 SHEETS

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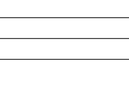

09/26/2025

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FRONTAGE ILLUMINATION DETAILS

IL-06

SHEET: 6 OF 22

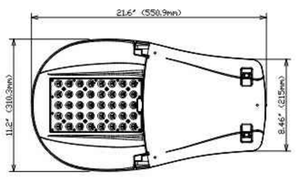
LEOTEK LITE-ON GROUP

GreenCobra™ Midsize LED Street Light
GCM H-Series Specification Data Sheet

Project
Type
Catalog No.

Luminaire Data

Weight 10 lbs [4.6 kg]
EPA 0.44 ft²



Ordering Information
Sample Catalog No. GCM2 30H MV NW 2R GY 700 PCR7 WL

Product	LED Code	Voltage	Color Temperature	Distribution	Finish[1]	30H Drive Current Code[2]	Options
GCM2	30H	MV 120-277V HV 347-480V	WW 3000K NW 4000K CW 5000K	2S Type 2 Short 2R Type 2 Medium 3R Type 3 Medium 4 Type 4 5 Type 5	GY Gray DB Dark Bronze BK Black	530 610 700 850 1A	FDC[3] Fixed Drive Current FFA[4] Full field Adjustability LPCR Less Photocontrol Receptacle PCR7[5] ANSI 7-wire Photo-control Receptacle PCR7-CR[6] Control Ready 7-wire PC Receptacle WL Utility Wattage Label 4B 4-Bolt Mounting Bracket RWG Rubber Wildlife Guard SWTB Straight Wire Terminal Block BBL Bubble Level
GCM2	40H					40H Drive Current Code[2] 575 700 850 950 1A	

Notes:
1 Gray, Black, and Dark Bronze standard. Consult factory for other finishes.
2 Specified drive current code is the factory set maximum drive current. Field adjustable current selector enables standard dimming to lower wattage drive currents only. Consult factory if wattage limits require a special drive current.
3 Non-field adjustable, fixed drive current. Specify required drive current. Not available with PCR7-CR option.
4 The FFA option enables full field adjustability from the specified drive current code to all drive currents available. This option is not DLC qualified.
5 Field adjustable current selector included to enable standard dimming to lower wattage drive currents only. Field changeable connectors included to enable connection to PCR7 (wireless node dimming is disabled by default).
6 Control-ready wired at factory for wireless node dimming. Supplied at maximum drive current. If a lower drive current is required, consult factory.
7 Flush mounted house side shield. Shield cuts light off at 1/2 mounting height behind luminaire.
8 Flush mounted cul-de-sac shield. Shield cuts light off at 1/2 mounting height behind luminaire and 1-1/2 mounting height on either side of luminaire.
9 Specify Color (GY, DB, BK)
10 Specify MV (120-277V) or HV (347V-480V)

Accessories*	
HSSGCM[7]	House Side Shield, Snap-On*
CSSGCM[8]	Cul-De-Sac Side Shield, Snap-On*
SPB[9]	Square Pole Horizontal Arm Bracket
RPB[9]	Round Pole Horizontal Arm Bracket
PTB[9]	Pole Top Tenon Horizontal Arm Bracket
PTB2[9]	Pole Top Tenon Horizontal Arm Bracket (2@180°)
WB[9]	Wall Horizontal Arm Bracket
BSK	Bird Deterrent Spider Kit
PC[10]	Twist Lock Photocontrol
LLPC[10]	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap

*Accessories are ordered separately and not to be included in the catalog number. For factory installed HSS, CSS consult factory.

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LEOTEK LITE-ON GROUP

GreenCobra™ Midsize LED Street Light
GCM H-Series Specification Data Sheet

Performance Data: 3000K (WW)
All data nominal. IES files for all CCTs available at leotek.com.

Product	LED Code	Drive Current Code	System Wattage (W)	Delivered Lumens (Lm) [1]	Efficacy (Lm/W)
GCM2	30H	530	48	5770	120
		610	58	6700	116
		700	68	7620	112
		850	82	8800	107
		1A	101	10480	104
	40H	575	73	8780	120
		700	88	10230	116
		850	107	11960	112
		950	121	13040	108
		1A	135	14080	104

Notes:
1 Nominal lumens. Normal tolerance ± 10% due to factors including distribution type, LED bin variance, and ambient temperatures.

Performance Data: 4000K (NW) and 5000K (CW)
All data nominal. IES files for all CCTs available at leotek.com.

Product	LED Code	Drive Current Code	System Wattage (W)	Delivered Lumens (Lm) [1]	Efficacy (Lm/W)
GCM2	30H	530	48	6330	132
		610	58	7440	128
		700	68	8550	126
		850	82	9830	120
		1A	101	11720	116
	40H	575	73	9590	131
		700	88	11260	128
		850	107	13270	124
		950	121	14390	119
		1A	135	15430	114

Notes:
1 Nominal lumens. Normal tolerance ± 10% due to factors including distribution type, LED bin variance, and ambient temperatures.

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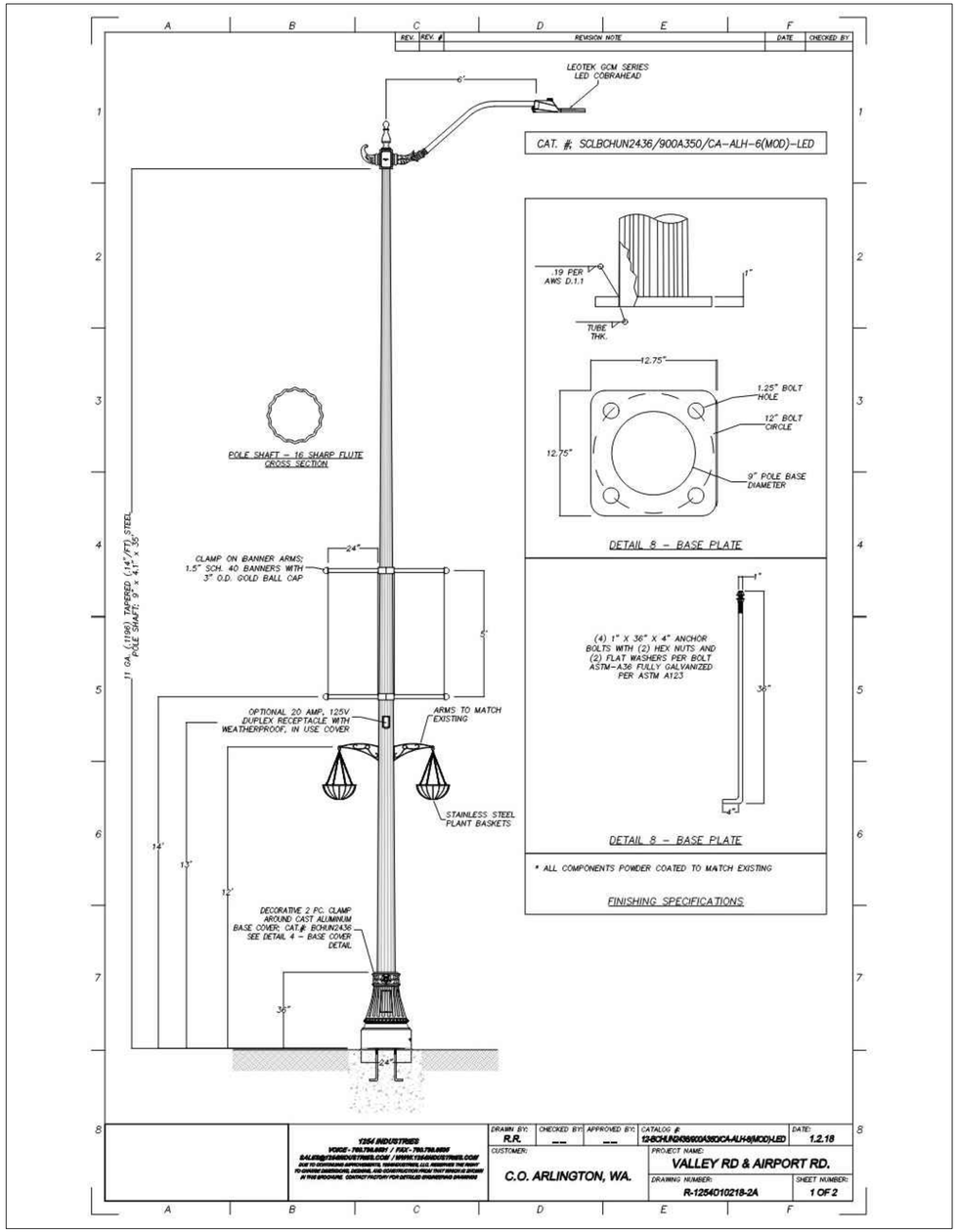
FRONTAGE ILLUMINATION DETAILS

IL-07

SHEET: 7 OF 22

SECTION 10, TOWNSHIP 31 NORTH, RANGE 05 E., W.M.



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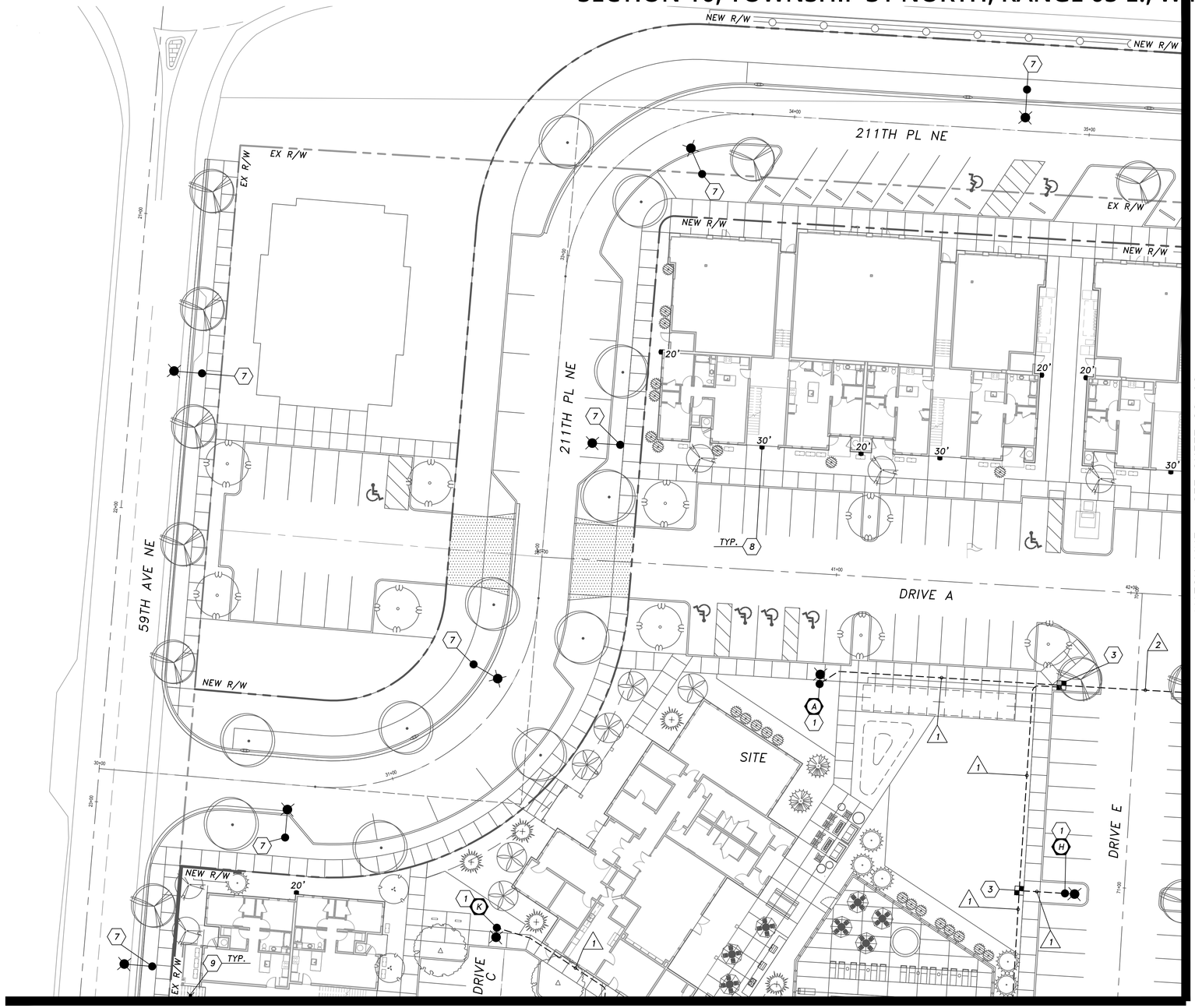
FRONTAGE ILLUMINATION DETAILS

IL-08

SHEET: 8 OF 22

SECTION 10, TOWNSHIP 31 NORTH, RANGE 05 E., W.M.



ILLUMINATION GENERAL NOTES

1. DEVELOPER MAY SUBSTITUTE POLE AND FIXTURE STYLES WITH ONES OF COMPARABLE PERFORMANCE AT TIME OF CONSTRUCTION. IF ALTERNATIVE MATERIALS ARE DESIRED, DEVELOPER SHALL PROVIDE MATERIALS SUBMITTALS TO THE CITY FOR APPROVAL PRIOR TO PROCUREMENT.
2. THE JUNCTION BOX AND CONDUIT LOCATIONS SHOWN ARE APPROXIMATE. JUNCTION BOXES SHALL BE PLACED OUTSIDE OF SIDEWALKS UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.
3. THE LOCATIONS OF FEATURES AND UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AS NECESSARY.
4. THE CONTRACTOR SHALL SUBMIT A REQUEST TO THE INSPECTOR FOR MATERIALS APPROVAL AT THE EARLIEST POSSIBLE DATE.
5. ALL WORK SHALL BE CONSISTENT WITH UTILITY AGENCY REQUIREMENTS. THE CONTRACTOR SHALL CONTACT ALL PERTINENT UTILITY AGENCIES 48 HOURS BEFORE COMMENCING WORK, AND SHALL COORDINATE WITH AFFECTED UTILITY AGENCIES THROUGHOUT THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANY AND THE CITY OF ARLINGTON IMMEDIATELY UPON DAMAGE.
7. AS PART OF THE DESIGN PROCESS, THE ENGINEER HAS ATTEMPTED TO CONFIRM THAT THERE ARE NOT CONFLICTS WITH OVERHEAD POWER LINES OR SUBSURFACE UTILITIES. HOWEVER, IT IS POSSIBLE FOR THE EXISTING OR PROPOSED CONDITIONS TO CHANGE PRIOR TO IMPLEMENTATION OF THE SCOPE OF WORK IDENTIFIED ON THESE DOCUMENTS. AS THE FIRST ORDER OF BUSINESS, THE CONTRACTOR SHALL CONFIRM THAT THERE ARE NOT CONFLICTS WITH SUBSURFACE UTILITIES. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THAT THERE IS A MINIMUM 10–FT CIRCUMFERENTIAL CLEARANCE PROVIDED BETWEEN OVERHEAD POWER LINES AND THE PROPOSED LUMINAIRE POLES PRIOR TO POLE PLACEMENT. ADDITIONAL CLEARANCE MAY BE REQUIRED AS DIRECTED BY THE UTILITY. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.

ILLUMINATION CONSTRUCTION NOTES

1. CONSTRUCT TYPE B LUMINAIRE POLE FOUNDATION PER WSDOT STANDARD PLAN J–28.30, SHEET OS–09, AND ILLUMINATION POLE SCHEDULE, SHEET OS–05. FURNISH AND INSTALL NEW 25' MOUNTING HEIGHT LUMINAIRE POLE WITH CURRENT RAR1–160L–100–4K–4F FIXTURE. SEE DETAILS ON SHEET OS–06 AND OS–07. CONTRACTOR TO ENSURE THAT LUMINAIRE POLE BASE IS COMPATIBLE WITH ANCHOR BOLT LAYOUT FOR FIXED BASE DESIGN ON WSDOT STANDARD PLAN J–28.40, SHEET OS–10.
2. FURNISH AND INSTALL TYPE B SERVICE CABINET WITH 100 AMP TYPE 120/240 VOLT SINGLE PHASE PER WSDOT STANDARD PLAN J–10.17, SHEET OS–09. MOUNT SERVICE CABINET ON WOODEN POSTS PER WSDOT STANDARD PLAN J–10.12, SHEET OS–09. CONTRACTOR TO INSTALL CONDUIT AND CONDUCTORS TO NEW SERVICE CABINET. SNOPUD SHALL MAKE FINAL CONNECTION. CABINET HEIGHT SHALL BE DETERMINED BY THE REQUIRED HEIGHT OF THE UTILITY METER, VERIFY HEIGHT WITH SERVING UTILITY (TYPICALLY 5 TO 6 FEET). SHOWN SERVICE CABINET LOCATION IS APPROXIMATE. CONTRACTOR SHALL CONFIRM PREFERRED LOCATION WITH DEVELOPER PRIOR TO INSTALLATION. ATTACH PLACARD TO FRONT OF CABINET STATING "PRIVATE LIGHTING".
3. FURNISH AND INSTALL 18"X24"X12" FIBERGLASS HANDHOLE WITH 10"X15" POLYMER CONCRETE COVER (HIGHLINE PRODUCTS CHA101512, OAE) OR SIMILAR PER DETAIL, SHEET OS–07.
4. INSTALL PHOTOCELL ON LIGHT POLE.
5. POWER SOURCE IS ASSUMED TO BE TRANSFORMER AT APPROXIMATE LOCATION SHOWN. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR COMPLETION OF ALL FORMS/APPLICATIONS ASSOCIATED FOR THE NEW SERVICE, INCLUDING PAYMENT OF ALL FEES. THE CONTRACTOR SHALL INSTALL CONDUIT AND CONDUCTORS TO THE POWER SOURCE. CONDUIT SHALL BE CONTINUOUS BETWEEN THE SERVICE CABINET AND THE POWER SOURCE. SNOPUD SHALL MAKE THE FINAL CONNECTION TO THE POWER SOURCE.
6. FURNISH AND INSTALL TYPE 2 JUNCTION BOX PER WSDOT STANDARD PLAN J–40.10, SHEET OS–09.
7. LUMINAIRE POLE AND FIXTURE FOR PUBLIC STREET LIGHTING SHOWN FOR REFERENCE ONLY. SEE FRONTAGE ILLUMINATION PLANS FOR INSTALLATION INFORMATION.
8. INSTALL BUILDING MOUNTED LIGHT AT MOUNTED HEIGHT SHOWN, PER DETAILS ON SHEET OS–08.
9. SURFACE MOUNTED BUILDING ENTRY LIGHT SHOWN FOR REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.

ILLUMINATION WIRING SCHEDULE

△ NO.	RACEWAY CONDUIT SIZE	ILLUM. #8 EX.	ILLUM. #8 NEW	SVC POWER #3 EX.	SVC POWER #3 NEW	EQUIP. GRND. * EX.	EQUIP. GRND. * NEW	DETECT. PULL WIRE EX.	DETECT. PULL WIRE NEW	CONDUIT FILL	ALLOW. FILL
1	1" SCH40 PVC		2				1			0.17	0.22
2	1.25" SCH80 PVC		2				1			0.17	0.32
3	2" SCH80 PVC				3					0.34	0.75

* EQUIPMENT GROUND SIZE SHALL BE EQUAL TO OR LARGER THAN THE LARGEST WIRE SIZE IN THE CONDUIT.

ILLUMINATION LEGEND

NEW	DESCRIPTION
	JUNCTION BOX TYPE 2
	OFF–SITE LUMINAIRE POLE
(MH)	ON–SITE WALL MOUNTED FIXTURE (MH) = MOUNTING HEIGHT
	ON–SITE ENTRY LIGHT
	ON–SITE LUMINAIRE POLE
	FIBERGLASS HANDHOLE
	SERVICE CABINET
	ILLUMINATION POLE NUMBER
	CONSTRUCTION NOTE
	WIRE NOTE
	CONDUIT/CONDUCTOR

N

0 10 20 40 60

△	REVISION	DATE	BY

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09/26/2025

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DANIELLE@TENW.COM
401-368-8853

ISSUE DATE:	09-26-2025
JOB NO.:	TENW #2024-143
DESIGNED BY:	BL/KEW/TDR
DRAWN BY:	BL/KEW/TDR
APPROVED BY:	DMA

TENW
520 KIRKLAND WAY, SUITE 100, KIRKLAND, WA, 98033

QUARTERRA MULTIFAMILY COMMUNITIES, LLC
1325 FOURTH AVE,
SUITE 1300
SEATTLE, WA, 98101
206-708-2294
BRAD MACHAT

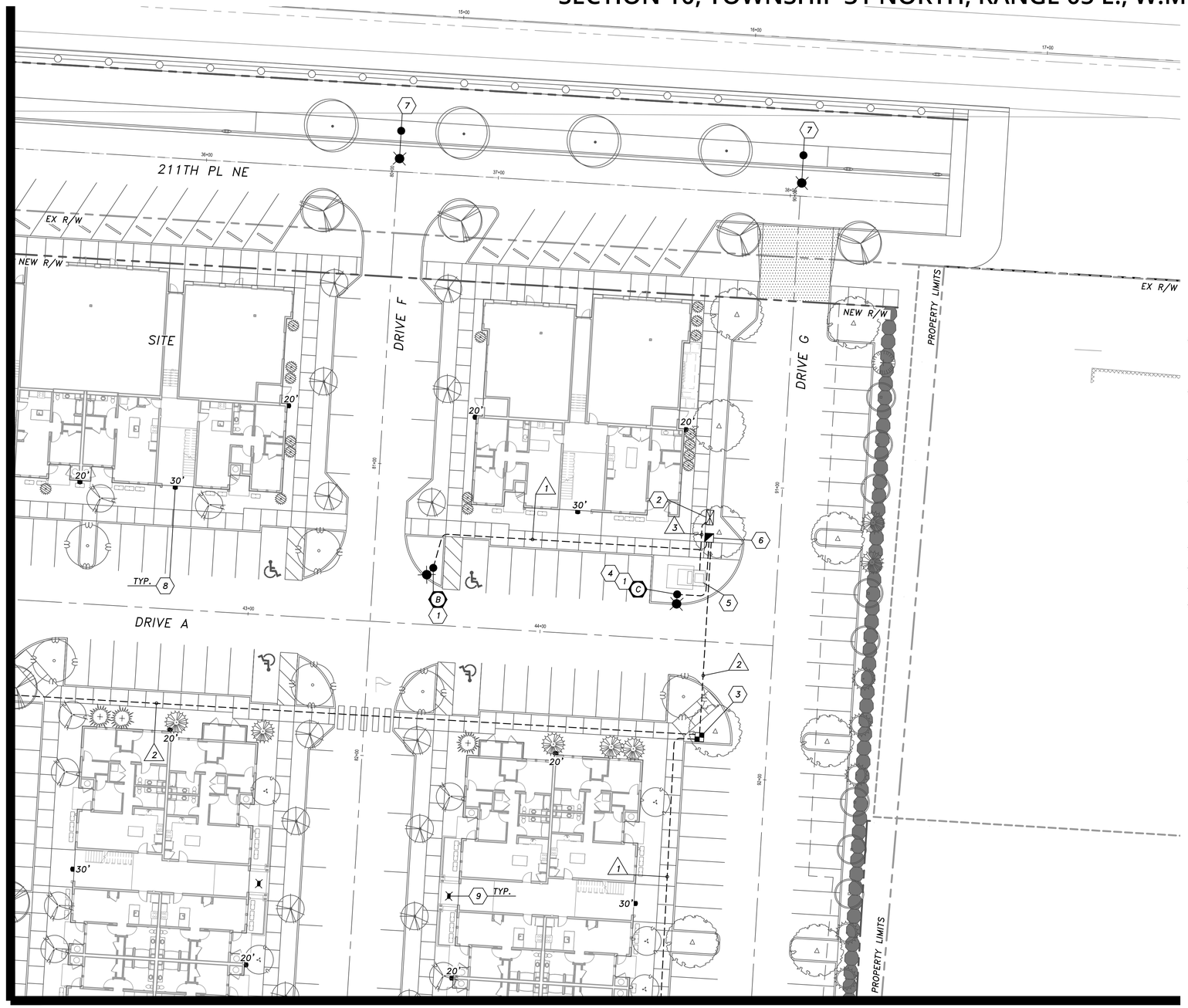
QUARTERRA SR 530 SITE
ARLINGTON, WA

ON-SITE ILLUMINATION PLAN

OS-01

SHEET: 9 OF 22

SECTION 10, TOWNSHIP 31 NORTH, RANGE 05 E., W.M.



ILLUMINATION GENERAL NOTES

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	SERVICE CABINET
	ILLUMINATION POLE NUMBER
	CONSTRUCTION NOTE
	WIRE NOTE
	CONDUIT/CONDUCTOR

N

0 10 20 40 60

△	REVISION	DATE	BY

DANIELLE M. ALLEN — STATE OF WASHINGTON — 22810 — REGISTERED PROFESSIONAL ENGINEER

09/26/2025

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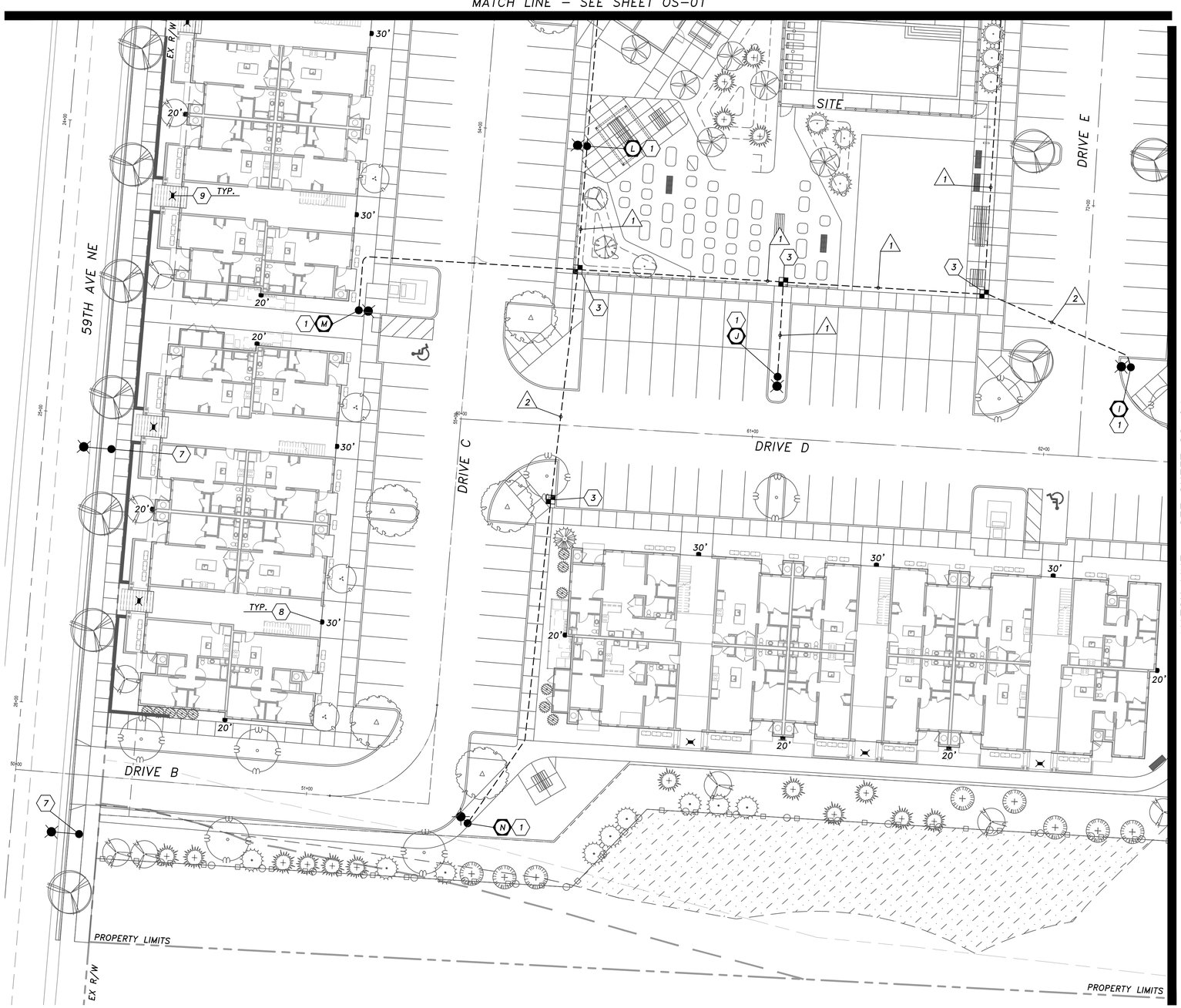
OS-02

SHEET: 10 OF 22

SECTION 10, TOWNSHIP 31 NORTH, RANGE 05 E., W.M.



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DANIELLE M. ALLEN — STATE OF WASHINGTON — 21016555 — REGISTERED PROFESSIONAL ENGINEER

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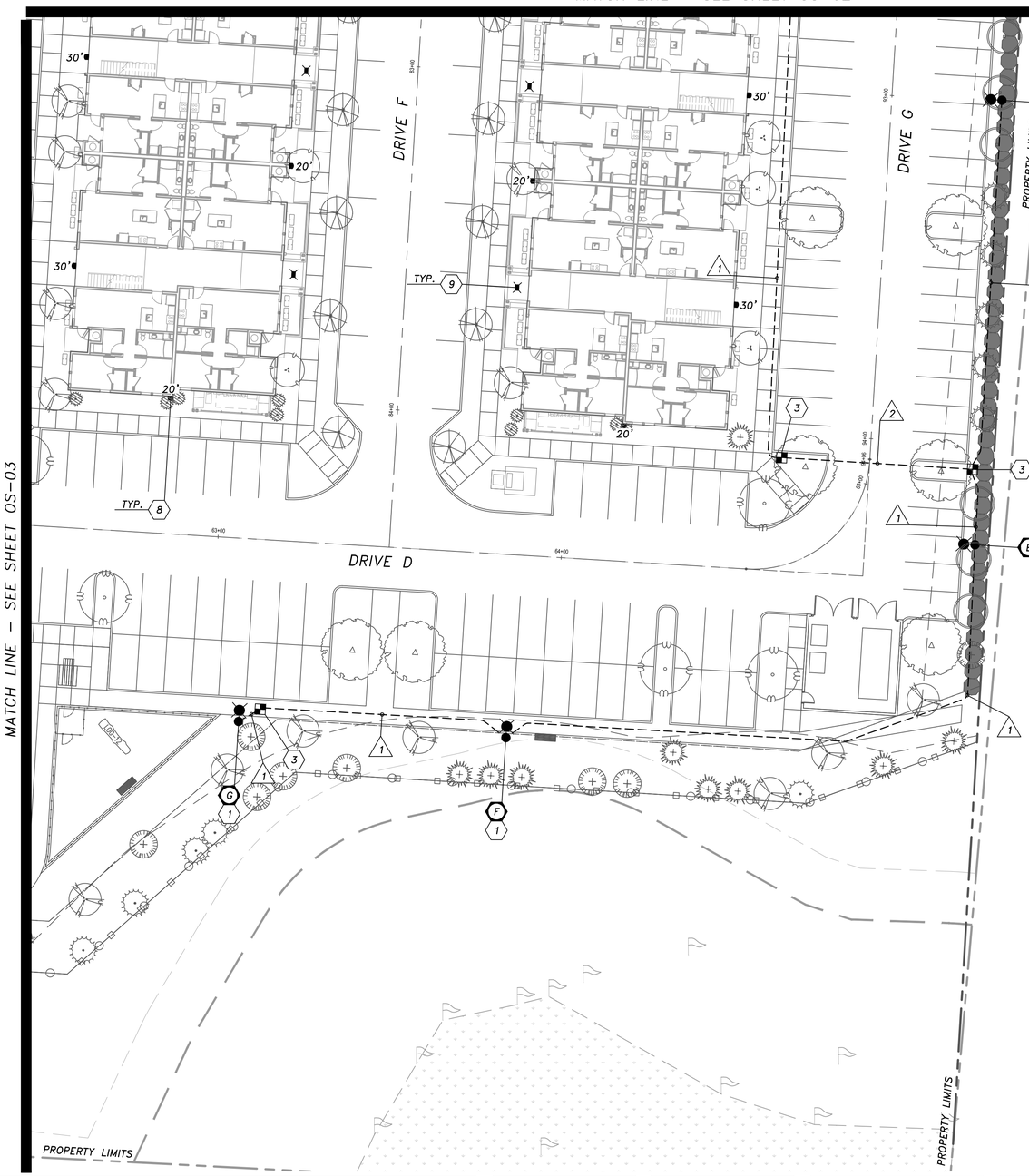

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DANIELLE M. ALLEN — STATE OF WASHINGTON — 21019 — REGISTERED PROFESSIONAL ENGINEER

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OS-04

SHEET: 12 OF 22

SECTION 10, TOWNSHIP 31 NORTH, RANGE 05 E., W.M.

BUG RATING SUMMARY	TARGET / ACTUAL
DESIGN CRITERIA $LZ-4_{(2)}$	
MAXIMUM ALLOWABLE BACKLIGHT (B) RATING	
GREATER THAN TWO MOUNTING HEIGHTS FROM PROPERTY LINE	$B5_{(1)}$ / **B2**
1 TO LESS THAN 2 MOUNTING HEIGHTS FROM PROPERTY LINE AND IDEALLY ORIENTED	$B4_{(1)}$ / **B2**
0.5 TO 1 MOUNTING HEIGHTS FROM PROPERTY LINE AND IDEALLY LOCATED	$B3_{(1)}$ / **B1**
LESS THAN 0.5 MOUNTING HEIGHT TO PROPERTY LINE AND PROPERLY ORIENTED	$B2_{(1)}$ / **B1**
MAXIMUM ALLOWABLE UPLIGHT (U) RATING	
ALLOWED UPLIGHT RATING	$U4_{(1)}$ / **U0**
ALLOWED % LIGHT EMISSION ABOVE 90 DEGREES FOR STREET OR AREA LIGHTING	0%$_{(1)}$ / **N/A**
MAXIMUM ALLOWABLE GLARE (G) RATING	
ALLOWED GLARE RATING	$G4_{(1)}$ / **G2**
ANY LUMINAIRE NOT IDEALLY ORIENTED WITH 1 TO LESS THAN 2 MOUNTING HEIGHTS TO ANY PROPERTY LINE OF CONCERN	$G2_{(1)}$ / **G2**
ANY LUMINAIRE NOT IDEALLY ORIENTED WITH 0.5 TO 1 MOUNTING HEIGHTS TO ANY PROPERTY LINE OF CONCERN	$G1_{(1)}$ / **G1**
ANY LUMINAIRE NOT IDEALLY ORIENTED WITH LESS THAN 0.5 MOUNTING HEIGHTS TO ANY PROPERTY LINE OF CONCERN	$G1_{(1)}$ / **G1**

(1) PER CITY OF ARLINGTON MIXED USE DEVELOPMENT REGULATIONS TABLE 20.110-19 "MAXIMUM BUG RATINGS".
(2) PER CITY OF ARLINGTON MIXED USE DEVELOPMENT REGULATIONS TABLE 20.110-17 "LIGHTING ZONES".

SERVICE BREAKER SCHEDULE
NEW SVC ON-SITE

CIRCUIT	VOLTAGE	BREAKER	CONTACTOR
MAIN	120/240	2P-60 AMP	---
ILLUM 1 (A-G)	240	2P-15 AMP	30 AMP
ILLUM 2 (H-N)	240	2P-15 AMP	30 AMP
ILLUM 3 (SPARE)	240	2P-15 AMP	30 AMP
PHOTOCELL	240	2P-15 AMP	15 AMP

CALCULATION SUMMARY	TARGET / ACTUAL	
CALCULATION AREA	DESIGN CRITERIA: AVG. MAINTAINED FOOT CANDLES	DESIGN CRITERIA: UNIFORMITY RATIO AVG. FC/ MIN. FC
ON-SITE ROADWAY LIGHTING - DRIVE A THROUGH DRIVE G	0.30$_{(1)}$ / **1.15**	6.00:1$_{(1)}$ / **11.50**

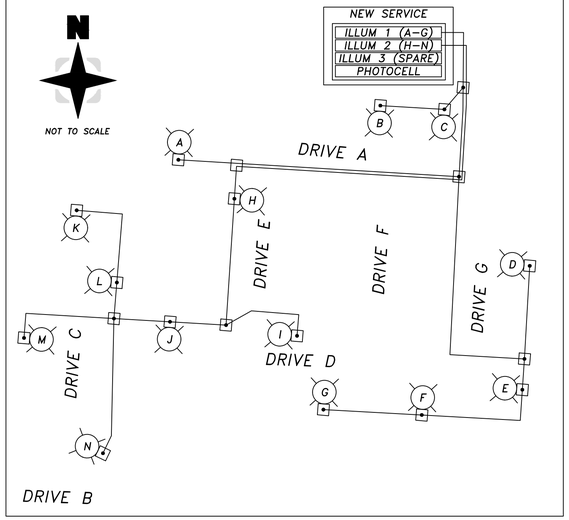
(1) PER ANSI/IES ROADWAY & PARKING FACILITY LIGHTING TABLE 11-1.

NOTE: PHOTOMETRICS EXCLUDED UNDER CARPORTS. CARPORTS SHALL HAVE THEIR OWN LIGHTING UNDER THE CANOPY. SEE ARCHITECTURAL PLANS FOR MORE DETAILS.

CALCULATION SUMMARY	TARGET / ACTUAL		
CALCULATION AREA	DESIGN CRITERIA: IMPERVIOUS AREA SQUARE FOOTAGE	DESIGN CRITERIA: TOTAL SITE LUMENS	DESIGN CRITERIA: MAX. LUMENS PER SQUARE FOOT
ON-SITE ROADWAY LIGHTING - LZ-4	**~146,000**	**520,000**	7.50$_{(1)}$ / **3.56**

(1) PER CITY OF ARLINGTON MIXED USE DEVELOPMENT REGULATIONS TABLE 20.110-18 "TOTAL SITE LUMEN LIMITS".

ILLUMINATION WIRING DIAGRAM



ILLUMINATION POLE SCHEDULE

LUM. POLE NO.	STREET	STATION	OFFSET	MOUNTING HEIGHT	ARM LENGTH	POLE	LUMINAIRE TYPE	CIRCUIT	WATTAGE/ TYPE	INITIAL LUMENS	COLOR TEMP	PHOTO CELL	BASE	COMMENT
A	DRIVE A	40+96.5	37.5' RT	25'	6"	BEACON SQUARE STRAIGHT STEEL SSSH-25-40-STK	BEACON RATIO RAR1-160L-100-4K7-4F-UNV-BLT-7PR-SC	1	34W LED	5,000	4,000K	NO	SLIP	CONSTRUCT TYPE B FOUNDATION PER WSDOT STANDARD PLAN J-28.30. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
B	DRIVE A	43+62.5	19.5' LT	25'	6"	BEACON SQUARE STRAIGHT STEEL SSSH-25-40-STK	BEACON RATIO RAR1-160L-100-4K7-4F-UNV-BLT-7PR-SC	1	34W LED	5,000	4,000K	NO	SLIP	CONSTRUCT TYPE B FOUNDATION PER WSDOT STANDARD PLAN J-28.30. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
C	DRIVE A	44+46.0	15.5' LT	25'	6"	BEACON SQUARE STRAIGHT STEEL SSSH-25-40-STK	BEACON RATIO RAR1-160L-100-4K7-4F-UNV-BLT-7PR-SC	1	34W LED	5,000	4,000K	YES	SLIP	CONSTRUCT TYPE B FOUNDATION PER WSDOT STANDARD PLAN J-28.30. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
D	DRIVE G	92+99.5	32.0' LT	25'	6"	BEACON SQUARE STRAIGHT STEEL SSSH-25-40-STK	BEACON RATIO RAR1-160L-100-4K7-4F-UNV-BLT-7PR-SC	1	34W LED	5,000	4,000K	NO	SLIP	CONSTRUCT TYPE B FOUNDATION PER WSDOT STANDARD PLAN J-28.30. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
E	DRIVE D	64+96.0	36.0' RT	25'	6"	BEACON SQUARE STRAIGHT STEEL SSSH-25-40-STK	BEACON RATIO RAR1-160L-100-4K7-4F-UNV-BLT-7PR-SC	1	34W LED	5,000	4,000K	NO	SLIP	CONSTRUCT TYPE B FOUNDATION PER WSDOT STANDARD PLAN J-28.30. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
F	DRIVE D	63+87.0	53.5' RT	25'	6"	BEACON SQUARE STRAIGHT STEEL SSSH-25-40-STK	BEACON RATIO RAR1-160L-100-4K7-4F-UNV-BLT-7PR-SC	1	34W LED	5,000	4,000K	NO	SLIP	CONSTRUCT TYPE B FOUNDATION PER WSDOT STANDARD PLAN J-28.30. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
G	DRIVE D	63+09.0	53.5' RT	25'	6"	BEACON SQUARE STRAIGHT STEEL SSSH-25-40-STK	BEACON RATIO RAR1-160L-100-4K7-4F-UNV-BLT-7PR-SC	1	34W LED	5,000	4,000K	NO	SLIP	CONSTRUCT TYPE B FOUNDATION PER WSDOT STANDARD PLAN J-28.30. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
H	DRIVE E	71+03.0	20.0' RT	25'	6"	BEACON SQUARE STRAIGHT STEEL SSSH-25-40-STK	BEACON RATIO RAR1-160L-100-4K7-4F-UNV-BLT-7PR-SC	2	34W LED	5,000	4,000K	NO	SLIP	CONSTRUCT TYPE B FOUNDATION PER WSDOT STANDARD PLAN J-28.30. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
I	DRIVE E	72+54.5	16.0' LT	25'	6"	BEACON SQUARE STRAIGHT STEEL SSSH-25-40-STK	BEACON RATIO RAR1-160L-100-4K7-4F-UNV-BLT-7PR-SC	2	34W LED	5,000	4,000K	NO	SLIP	CONSTRUCT TYPE B FOUNDATION PER WSDOT STANDARD PLAN J-28.30. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
J	DRIVE D	61+07.5	21.0' LT	25'	6"	BEACON SQUARE STRAIGHT STEEL SSSH-25-40-STK	BEACON RATIO RAR1-160L-100-4K7-4F-UNV-BLT-7PR-SC	2	34W LED	5,000	4,000K	NO	SLIP	CONSTRUCT TYPE B FOUNDATION PER WSDOT STANDARD PLAN J-28.30. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
K	DRIVE C	53+40.5	3.0' RT	25'	6"	BEACON SQUARE STRAIGHT STEEL SSSH-25-40-STK	BEACON RATIO RAR1-160L-100-4K7-4F-UNV-BLT-7PR-SC	2	34W LED	5,000	4,000K	NO	SLIP	CONSTRUCT TYPE B FOUNDATION PER WSDOT STANDARD PLAN J-28.30. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
L	DRIVE C	54+03.5	35.5' LT	25'	6"	BEACON SQUARE STRAIGHT STEEL SSSH-25-40-STK	BEACON RATIO RAR1-160L-100-4K7-4F-UNV-BLT-7PR-SC	2	34W LED	5,000	4,000K	NO	SLIP	CONSTRUCT TYPE B FOUNDATION PER WSDOT STANDARD PLAN J-28.30. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
M	DRIVE C	54+66.0	38.0' RT	25'	6"	BEACON SQUARE STRAIGHT STEEL SSSH-25-40-STK	BEACON RATIO RAR1-160L-100-4K7-4F-UNV-BLT-7PR-SC	2	34W LED	5,000	4,000K	NO	SLIP	CONSTRUCT TYPE B FOUNDATION PER WSDOT STANDARD PLAN J-28.30. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.
N	DRIVE B	51+38.0	28.0' RT	25'	6"	BEACON SQUARE STRAIGHT STEEL SSSH-25-40-STK	BEACON RATIO RAR1-160L-100-4K7-4F-UNV-BLT-7PR-SC	2	34W LED	5,000	4,000K	NO	SLIP	CONSTRUCT TYPE B FOUNDATION PER WSDOT STANDARD PLAN J-28.30. FURNISH AND INSTALL POLE, ARM, AND FIXTURE PER MANUFACTURER'S INSTRUCTIONS.

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ON-SITE ILLUMINATION PLAN DETAILS

OS-05

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OF
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RATIO Series
AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
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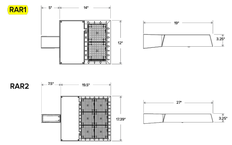
FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



	Weight	EPA at 0°
RAR1	13.5 lbs / 6.1 kg	.45ft.² / .13m²
RAR2	24 lbs / 10.9 kg	.55ft.² / .17m²

CONTROL TECHNOLOGY

SERVICE PROGRAMS

STOCK QS10

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0- 10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy American's Solutions (link to https://www.currentlighting.com/resources/america-solutions)

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

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RATIO Series
AREA/SITE LIGHTER

DATE: LOCATION:
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CATALOG #:

Gray Shading = Service Program Limit of 15 luminaires QS10

ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXW-BC

CATALOG # _____

ORDERING INFORMATION

Series		# LEDs - Wattage		CCT/CRI		Distribution		Optics Rotation		Voltage	
RAR1	Ratio Area Size 1	80L-25	25W - 3,000 Lumens	3K7	3000K, 70 CRI	2	IES TYPE II	Blank for no rotation		UNV	Universal 120-277V
		80L-39	39W - 5,200 Lumens	4K7	6000K, 70 CRI	3	IES TYPE III	L	Optic rotation left	120	120V
		80L-50	50W - 6,000 Lumens	5K7	5000K, 70 CRI	4W	IES TYPE IV	R	Optic rotation right	208	208V
		160L-70	70W - 9,000 Lumens			4F	IES TYPE IV, Forward			240	240V
		160L-100	100W - 12,000 Lumens			5QW	IES TYPE V			277	277V
		160L-115	115W - 15,000 Lumens							347	347V
		160L-135	135W - 18,000 Lumens							480	480V
RAR2	Ratio Area Size 2	320L-110	110W - 15,000 Lumens								
		320L-140	140W - 18,000 Lumens								
		320L-165	165W - 21,000 Lumens								
		480L-185	185W - 24,000 Lumens								
		480L-210	210W - 27,000 Lumens								
		480L-240	240W - 30,000 Lumens								
		480L-255	255W - 36,000 Lumens								
		480L-295	295W - 42,000 Lumens								
		480L-340	340W - 48,000 Lumens								

Mounting	
ASQ	Arm mount for square pole/flat surface
ASQU	Universal arm mount for square pole/flat surface- Does not include round pole adapt or B3 drill pattern
Mounting Round Poles	
A_	Arm mount for round pole[1] B3 drill pattern
A_U	Universal arm mount for round pole[1]
Mounting Other	
WB	Wall bracket
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Brone Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Control Options Network	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[6,7]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[6,7]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor[6,7]
Control Options Other	
SCP_F	Programmable occupancy sensor[3,4]
7PR	7-Pin twist lock receptacle
7PR-SC	7-Pin receptacle with shorting cap
7PR-MD40F	Low voltage sensor for 7PR
7PR-TL	7-Pin PCR with photocontrol
ADD	AutoDim Timer Based Dimming
ADT	AutoDim Time of Day Dimming
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens[9]
BTS-40F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens[9]
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens[9]

Options	
BC	Backlight control[8]
F	Fusing[5]
TB	Terminal block
2PF	2 power feed with 2 drivers[2]

Notes:
1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
2 Not available with 25, 50, 255, 295 & 340W configurations
3 At least one SCPREMOTE required to program SCP motion sensor
4 Replace "_" with 8F or 40F lens
5 Must specify voltage
6 Networked Controls cannot be combined with other control options
7 Not available with 2PF option
8 BC not available on 4F distributions
9 BTS and BTSO available for 50 Watts or higher and only on 120-277 voltage

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RATIO Series
AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR1-135-4K-3	18,000	135W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-135-4K-4W	18,000	135W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

POLE COMBOS

Catalog Number	Pole	Single or Double Head	Fixture	Lumens	Wattage	Distribution	CCT/CRI	Mounting	Finish
RAR1-100-4K7-3-S20	20' Square Straight Steel	Single Head	RAR1-100-4K-3	12,000	100W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-4W-S20	20' Square Straight Steel	Single Head	RAR1-100-4K-4W	12,000	100W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-3-S20-2X	20' Square Straight Steel	Double Head (180°)	RAR1-100-4K-3	12,000	100W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-4W-S20-2X	20' Square Straight Steel	Double Head (180°)	RAR1-100-4K-4W	12,000	100W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-3-S25	25' Square Straight Steel	Single Head	RAR1-100-4K-3	12,000	100W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-4W-S25	25' Square Straight Steel	Single Head	RAR1-100-4K-4W	12,000	100W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-3-S25-2X	25' Square Straight Steel	Double Head (180°)	RAR1-100-4K-3	12,000	100W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-4W-S25-2X	25' Square Straight Steel	Double Head (180°)	RAR1-100-4K-4W	12,000	100W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-3-S20	20' Square Straight Steel	Single Head	RAR1-135-4K-3	18,000	135W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-4W-S20	20' Square Straight Steel	Single Head	RAR1-135-4K-4W	18,000	135W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-3-S20-2X	20' Square Straight Steel	Double Head (180°)	RAR1-135-4K-3	18,000	135W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-4W-S20-2X	20' Square Straight Steel	Double Head (180°)	RAR1-135-4K-4W	18,000	135W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-3-S25	25' Square Straight Steel	Single Head	RAR1-135-4K-3	18,000	135W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-4W-S25	25' Square Straight Steel	Single Head	RAR1-135-4K-4W	18,000	135W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-3-S25-2X	25' Square Straight Steel	Double Head (180°)	RAR1-135-4K-3	18,000	135W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-4W-S25-2X	25' Square Straight Steel	Double Head (180°)	RAR1-135-4K-4W	18,000	135W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-3-S20	20' Square Straight Steel	Single Head	RAR2-165-4K-3	21,000	165W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-4W-S20	20' Square Straight Steel	Single Head	RAR2-165-4K-4W	21,000	165W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-3-S20-2X	20' Square Straight Steel	Double Head (180°)	RAR2-165-4K-3	21,000	165W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-4W-S20-2X	20' Square Straight Steel	Double Head (180°)	RAR2-165-4K-4W	21,000	165W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-3-S25	25' Square Straight Steel	Single Head	RAR2-165-4K-3	21,000	165W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-4W-S25	25' Square Straight Steel	Single Head	RAR2-165-4K-4W	21,000	165W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-3-S25-2X	25' Square Straight Steel	Double Head (180°)	RAR2-165-4K-3	21,000	165W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-4W-S25-2X	25' Square Straight Steel	Double Head (180°)	RAR2-165-4K-4W	21,000	165W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
SSSH-20-40-STK	20' Square Straight Steel	Pole Only	Not Included						
SSSH-25-40-STK	25' Square Straight Steel	Pole Only	Not Included						
SSSH-STK-4-KIT		Kit Only	Not Included						

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ON-SITE ILLUMINATION PLAN DETAILS

OS-06

SHEET:
14
OF
22

SECTION 10, TOWNSHIP 31 NORTH, RANGE 05 E., W.M.

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RATIO Series
AREA/SITE LIGHTER

DATE: LOCATION:

TYPE: PROJECT:

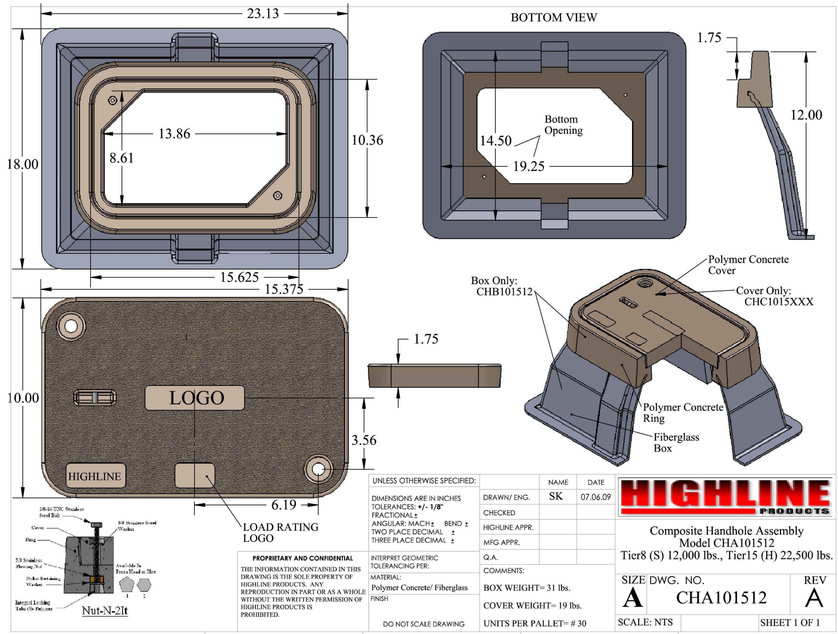
CATALOG #:

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	25	25.4	2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	1
			3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	1
			4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	1
			5QW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	1
	39	39	2	5263	139	1	0	2	5273	139	1	0	2	4960	131	1	0	2
			3	5297	139	1	0	2	5308	140	1	0	2	4991	131	1	0	2
			4W	5200	137	1	0	2	5210	137	1	0	2	4900	129	1	0	2
			5QW	5333	140	3	0	1	5344	141	3	0	1	5025	132	3	0	1
	50	49.8	2	6310	127	1	0	2	6323	127	1	0	2	5946	120	1	0	2
			3	6349	128	1	0	2	6362	128	1	0	2	5983	120	1	0	2
			4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	2
			5QW	6392	129	3	0	1	6405	129	3	0	1	6023	121	3	0	1
	70	68.4	2	9486	139	1	0	2	9505	139	1	0	2	8938	131	1	0	2
			3	9544	140	1	0	2	9563	140	1	0	2	8993	131	1	0	2
			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	2
			5QW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	2
	100	90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	2
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	2
			4W	11861	132	2	0	2	11885	132	2	0	2	11177	124	2	0	2
			5QW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	2
	115	109.7	2	15572	142	2	0	2	15494	141	2	0	2	14871	136	2	0	2
			3	15833	144	2	0	2	15754	144	2	0	2	15121	138	2	0	2
			4W	15281	139	2	0	3	15205	139	2	0	3	14623	133	2	0	3
			5QW	15732	143	4	0	2	15653	143	4	0	2	15024	137	4	0	2
	135	133.3	2	17971	135	3	0	3	17881	134	3	0	3	17163	129	3	0	3
			3	18272	137	2	0	2	18181	136	2	0	2	17450	131	2	0	2
			4W	17635	132	2	0	3	17547	132	2	0	3	16876	127	2	0	3
			5QW	18156	136	4	0	2	18065	136	4	0	2	17339	130	4	0	2

RAR2 Performance Data on next page

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.



UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES: +/- 1/8"
FRACTIONAL ±
ANGULAR: MACH ± BEND ±
TWO PLACE DECIMAL ±
THREE PLACE DECIMAL ±

	NAME	DATE
DRAWN/ ENG.	SK	07.06.09
CHECKED		
HIGHLINE APPR.		
MFG APPR.		
Q.A.		

COMMENTS:
BOX WEIGHT= 31 lbs.
COVER WEIGHT= 19 lbs.
UNITS PER PALLET= # 30

HIGHLINE PRODUCTS

Composite Handhole Assembly
Model CHA101512
Tier8 (S) 12,000 lbs., Tier15 (H) 22,500 lbs.

SIZE	DWG. NO.	REV
A	CHA101512	A

SCALE: NTS SHEET 1 OF 1

PROPRIETARY AND CONFIDENTIAL
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INTERPRET GEOMETRIC TOLERANCING PER:
MATERIAL: Polymer Concrete/ Fiberglass
FINISH
DO NOT SCALE DRAWING

5 4 3 2 1

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△	REVISION	DATE	BY

DANIELLE M. ALLEN — STATE OF WASHINGTON — 23019 — REGISTERED PROFESSIONAL ENGINEER
09/26/2025

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ISSUE DATE:	09-26-2025
JOB NO.:	TENW #2024-143
DESIGNED BY:	BL/KEW/TDR
DRAWN BY:	BL/KEW/TDR
APPROVED BY:	DMA

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BRAD MACHAT

QUARTERRA SR 530 SITE
ARLINGTON, WA

ON-SITE ILLUMINATION PLAN DETAILS

OS-07

SHEET: 15 OF 22

TECHLIGHT
INNOVATION IN ILLUMINATION

Catalog Number	
Project	Type

CTLW 1 SERIES

Cutlass LED - Wall Pack

SERIES	LENGTH HEIGHT & WIDTH
CTLW 1	11.54" x 6.12" x 7.46"

FEATURES & SPECIFICATIONS

APPLICATION — The high performance luminaire is designed for full cutoff applications where long life, low maintenance, and consistent color rendering are required. Areas with limited accessibility due to fixture location or where heavy pedestrian traffic makes maintenance difficult are ideal applications such as building facade lighting or wall mounted security lighting. The contemporary design style of the luminaire allows it to be seamlessly integrated into existing systems when necessary.

CONSTRUCTION — The heavy duty housing is constructed of die cast aluminum. The optical assemblies are sealed in place using a silicone gasket for weather tight protection. IP66 rating available upon request.

FINISH — A Super Durable Polyester E-coat powder coat finish is electrostatically applied in our state of the art paint facility. Standard colors available: Black, Bronze, US Green, White. Custom colors available upon request.

OPTICAL SYSTEM — Made with a state of the art UV stabilized acrylic high performance refractive optical assemblies that use high transmittance materials to achieve precise photometric distributions. Available in Type II, III, and IV beam configurations. Star Light Friendly (meets or exceeds Dark Sky requirements) in the horizontal position.

ELECTRICAL SYSTEM —Available in a high output LED system in 5000K Cool White (+/- 500K) , 4000K Neutral White or 3000K Warm White color. Available with 90-300V 50/60 Hz Class II power supply. LED's rated for over 100,000 hours at 55°C ambient temperature. Available with 120-277V 50/60 Hz power supply. 480V and 347V input option. Built-in surge protection up to 6 kV. Built-in Active PFC Function LED driver conforms to UL8750 standards.

MOUNTING — Quick mount bracket connects to a standard J-Box. The bracket has a unique hanging feature to allow easy wire connections. After connections are made, the fixture swings down and is secured with two retaining screws at the bottom of the fixture.

LISTINGS — LED Driver listed for wet locations. LED bricks ETL listed for wet locations. Meets US and Canadian safety standards. -40°C to 50°C ambient operation.

ORDERING INFORMATION

Choose the bold face options for the appropriate luminaire configuration for your application and enter on the line above each fixture attribute. Accessories may be factory installed, depending on the particular accessory chosen, but still be ordered as a separate line item.

EXAMPLE:
CTLW 1 N 8L T4 1 BZ SCE

CTLW 1						
SERIES	COLOR TEMP/CCT	NOMINAL LUMENS[9]	OPTICS	VOLTAGE	FINISH	OPTIONS
	C = Cool White (5000K) **N** = Neutral White (4000K) **W** = Warm White (3000K)	**2L** = 2,000 Lumens **3L** = 3,000 Lumens **4L** = 4,000 Lumens **5L** = 5,000 Lumens **6L** = 6,000 Lumens **7L** = 7,000 Lumens **8L** = 8,000 Lumens **9L** = 9,000 Lumens **10L**[9] = 10,000 Lumens	**T2** = Type II **T3** = Type III **T4** = Type IV	**1** = Multi-Volt[1] **2** = 347-480V[8]	**BZ** = Bronze **BK** = Black **GR** = US Green **WH** = White **SP** = Special[2]	**SCE** = Side Conduit Entry (2 x ¾"-14 NPS Conduit) **BDSB** = Bird-deterrent spikes **PC3**[3] = Button Type Photocell 208-277V (1200W) **P1000PC**[4] = Button Type Photocell 120V (1000W) **HOEB**[5] = LED Battery Pack, 90 min **IMS**[6] = Fixture Mount Passive Infrared Motion Sensor **(IMS Lenses Below, Ordered Separately)** **TLWSFSP-L2**[4] = 360° lens, maximum coverage 48' diameter from 8' height **(IMS)** **TLWSFSP-L3**[4] = 360° lens, maximum coverage 40' diameter from 20' height **(IMS)** **IMSBTM**[7] = AC Powered internal Network Wireless PIR & Daylight Harvesting Sensor. IMSBTM not available with HOEB option. ***(IMSBTM Lenses Below, Ordered as a Separate Line Item)*** **WHBL1**[7] = 360° PIR lens, maximum coverage 80' dia. from 40' height **(IMSBTM)**

ACCESSORIES (Order as separate line items)

TLWSFSIR-100 Remote Handheld Sensor Configuration Tool (For IMS Option)

Image of **IMS**[6] mounted externally when combined with **HOEB**[5] option.

NOTES

1 = Multi-Volt is an auto ranging power supply from 100V to 300V input.
2 = Custom RAL color matching is available. Contact your sales representative for additional info.
3 = TLWSFSP-L3 or L7 Lens must be ordered along with this sensor.
4 = Photo control shield available upon request. Lens must be ordered with IMS option.
5 =P1000PC operates at 120V and PC3 operates at 208-277V only.
6 =If selecting the HOEB option alongside the IMS option, the IMS sensor will be 'externally mounted' outside of the fixture. IMSBTM not available with HOEB option.
7 =WHBL1 Lens must be ordered along with the IMSBTM sensor.
8 =347-480V input available in 8L, 8L, and 10L ONLY.
9 = Reference Lumen Chart to identify CCT and Optic Type availability for 10L module. Some combinations may deviate from ordering logic shown above.

www.techlight.com

All dimensions and specifications are subject to change without notice.

REV: 20240506-05

CTLW 1 Cutlass LED - Wall Pack

LUMINAIRE CHARACTERISTICS

Cool White - 5000K

Output ID	Nominal Lumens	TYPE II System Lumens	TYPE II System Watts	TYPE II Lm/W	TYPE III System Lumens	TYPE III System Watts	TYPE III Lm/W	TYPE IV System Lumens	TYPE IV System Watts	TYPE IV Lm/W
			BUG Rating			BUG Rating			BUG Rating	
2L	2,000	2,034	14	145	2,032	14	145	2,111	17	151
	Bug Rating		B1-U0-G1			B0-U0-G1			B1-U0-G0	
3L	3,000	3,110	23	135	3,106	23	135	2,857	20	143
	Bug Rating		B1-U0-G1			B1-U0-G1			B1-U0-G1	
4L	4,000	4,171	32	130	4,166	32	130	3,964	29	137
	Bug Rating		B1-U0-G1			B1-U0-G1			B1-U0-G1	
5L	5,000	4,982	36	138	4,911	36	136	4,917	34	145
	Bug Rating		B1-U0-G1			B1-U0-G1			B1-U0-G1	
6L	6,000	6,077	45	135	5,990	45	133	6,064	43	141
	Bug Rating		B1-U0-G1			B1-U0-G1			B1-U0-G1	
7L	7,000	6,889	52	133	7,056	54	131	6,916	50	138
	Bug Rating		B1-U0-G1			B1-U0-G2			B2-U0-G1	
8L	8,000	7,961	61	131	8,109	63	129	8,039	59	136
	Bug Rating		B1-U0-G1			B1-U0-G2			B2-U0-G2	
9L	9,000	9,020	71	127	8,890	71	125	8,872	66	134
	Bug Rating		-			-			B2-U0-G2	
10L	10,000	-	-	-	-	-	-	9,698	73	133
	Bug Rating		-			-			B2-U0-G2	

Neutral White - 4000K

Output ID	Nominal Lumens	TYPE II System Lumens	TYPE II System Watts	TYPE II Lm/W	TYPE III System Lumens	TYPE III System Watts	TYPE III Lm/W	TYPE IV System Lumens	TYPE IV System Watts	TYPE IV Lm/W
			BUG Rating			BUG Rating			BUG Rating	
2L	2,000	2,034	14	145	2,032	14	145	2,111	14	151
	Bug Rating		B1-U0-G1			B0-U0-G1			B1-U0-G0	
3L	3,000	3,110	14	145	3,106	23	135	2,857	20	143
	Bug Rating		B1-U0-G1			B1-U0-G1			B1-U0-G1	
4L	4,000	4,171	32	130	4,166	32	130	3,964	29	137
	Bug Rating		B1-U0-G1			B1-U0-G1			B1-U0-G1	
5L	5,000	4,982	36	138	4,911	36	136	4,917	34	145
	Bug Rating		B1-U0-G1			B1-U0-G1			B1-U0-G1	
6L	6,000	6,077	45	135	5,990	45	133	6,064	43	141
	Bug Rating		B1-U0-G1			B1-U0-G1			B1-U0-G1	
7L	7,000	6,889	52	133	7,056	54	131	6,916	50	138
	Bug Rating		B1-U0-G1			B1-U0-G2			B2-U0-G1	
8L	8,000	7,961	61	131	8,109	63	129	8,039	59	136
	Bug Rating		B1-U0-G1			B1-U0-G2			B2-U0-G2	
9L	9,000	9,020	71	127	8,890	71	125	8,872	66	134
	Bug Rating		B2-U0-G1			B1-U0-G2			B2-U0-G2	
10L	10,000	-	-	-	-	-	-	9,698	73	133
	Bug Rating		-			-			B2-U0-G2	

Warm White - 3000K

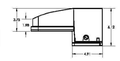
Output ID	Nominal Lumens	TYPE II System Lumens	TYPE II System Watts	TYPE II Lm/W	TYPE III System Lumens	TYPE III System Watts	TYPE III Lm/W	TYPE IV System Lumens	TYPE IV System Watts	TYPE IV Lm/W
			BUG Rating			BUG Rating			BUG Rating	
2L	2,000	1,932	14	138	1,930	14	138	2,006	14	143
	Bug Rating		B1-U0-G1			B0-U0-G1			B1-U0-G0	
3L	3,000	2,954	23	128	2,951	23	128	3,066	23	133
	Bug Rating		B1-U0-G1			B1-U0-G1			B1-U0-G1	
4L	4,000	3,963	32	124	3,958	32	124	4,113	32	129
	Bug Rating		B1-U0-G1			B1-U0-G1			B1-U0-G1	
5L	5,000	4,733	36	132	4,665	36	130	4,671	34	137
	Bug Rating		B1-U0-G1			B1-U0-G1			B1-U0-G1	
6L	6,000	5,773	45	128	5,690	45	126	5,761	43	134
	Bug Rating		B1-U0-G1			B1-U0-G1			B1-U0-G1	
7L	7,000	6,545	52	126	6,703	54	124	6,570	50	131
	Bug Rating		B1-U0-G1			B1-U0-G2			B2-U0-G1	
8L	8,000	7,563	61	124	7,703	63	122	7,637	59	129
	Bug Rating		B1-U0-G1			B1-U0-G2			B2-U0-G2	
9L	9,000	8,569	71	121	8,446	71	119	8,953	71	126
	Bug Rating		B2-U0-G1			B1-U0-G2			B2-U0-G2	
10L	10,000	-	-	-	-	-	-	-	-	-
	Bug Rating		-			-			-	

AVAILABLE FIXTURE DIMENSIONS

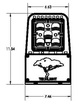
Dimensions shown are for fixture bodies only. Mounting options must be ordered separately.

Front View

Side View



Bottom View



ADDITIONAL FIXTURE OPTIONS & ACCESSORIES

BDSB
Bird-Deterent Spikes

P1000PC
Button-Type Photocell

LED's rated for over 50,000 hours at 25°C ambient temperature.

= 347-480V Not Available

System Wattage	L70 @ 25°C	Amperage Draw 120V	208V	240V	277V	347V	480V
17	>100K	0.14	0.08	0.07	0.06	-	-
26	>100K	0.22	0.13	0.11	0.09	-	-
30	>100K	0.25	0.15	0.13	0.11	-	-
35	>100K	0.29	0.17	0.14	0.13	-	-
37	>100K	0.31	0.18	0.15	0.13	0.11	0.08
39	>100K	0.32	0.19	0.16	0.14	0.11	0.08
42	>100K	0.35	0.20	0.18	0.15	0.12	0.09
47	>100K	0.39	0.22	0.19	0.17	0.13	0.10
53	>100K	0.44	0.25	0.22	0.19	0.15	0.11
59	>100K	0.49	0.28	0.25	0.21	0.17	0.12
65	>100K	0.54	0.31	0.27	0.24	0.19	0.14
71	>100K	0.60	0.34	0.30	0.26	0.21	0.15
78	>100K	0.65	0.37	0.32	0.28	0.22	0.16

TECHLIGHT
GROUNDED IN ILLUMINATION
2707 SATSUMA I DR. DALLAS, TX 75229 I PH: 800.225.0727 I www.techlight.com

All dimensions and specifications are subject to change without notice.

REV: 20240506-05

△	REVISION	DATE	BY

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09/26/2025

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ISSUE DATE:	09-26-2025
JOB NO.:	TENW #2024-143
DESIGNED BY:	BL/KEW/TDR
DRAWN BY:	BL/KEW/TDR
APPROVED BY:	DMA

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206-708-2294
BRAD MACHAT

QUARTERRA SR 530 SITE ARLINGTON, WA

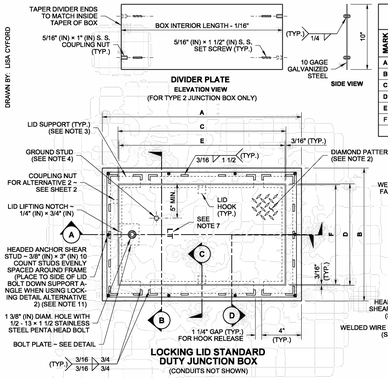
ON-SITE ILLUMINATION PLAN DETAILS

OS-08

SHEET: 16 OF 22

SECTION 10, TOWNSHIP 31 NORTH, RANGE 05 E., W.M.

DRAWN BY: LISA CYFORD



JUNCTION BOX DIMENSION TABLE			
MARK	ITEM	BOX TYPE	
		TYPE 1	TYPE 2
A	OUTSIDE LENGTH OF JUNCTION BOX	22"	33"
B	OUTSIDE WIDTH OF JUNCTION BOX	17"	22 1/2"
C	INSIDE LENGTH OF JUNCTION BOX	18" – 1/9"	28" – 2/9"
D	INSIDE WIDTH OF JUNCTION BOX	13" – 1/4"	17" – 1/8"
E	LID LENGTH	17 5/8"	28 5/8"
F	LID WIDTH	12 5/8"	18 1/8"
	CAPACITY – CONDUIT DIAMETER	6"	12"

NOTES

1. All box dimensions are approximate. Exact configurations vary among manufacturers.
2. Minimum lid thickness shown. Junction Boxes installed in sidewalks, walkways, and shared-use paths shall have a slip-resistant coating on the lid and lip cover plate, and shall be installed with the surface flush with and matched to the grade of the sidewalk, walkway, or shared-use path. The non-slip lid shall be identified with permanent markings on the underside, indicating the type of surface treatment (see Contract Documents for details) and the year of manufacture. The permanent marking shall be 1/8" (in) line thickness formed with a mild steel weld bead and shall be placed prior to hot-dip galvanizing.
3. Lid support members shall be 3/16" (in) minimum thick steel C, L, or T shape, welded to the frame.
4. A 1/4-20 NC × 3/4" (in) stainless steel ground stud shall be welded to the bottom of the lid; include (2) stainless steel nuts and (2) stainless steel flat washers.
5. Bolts and nuts shall be liberally coated with anti-seize compound.
6. Equipment Bonding Jumper shall be # 8 AWG min. × 4' (ft) of tinned braided copper.
7. The System Identification letters shall be 1/8" (in) line thickness formed with a mild steel weld bead. See **Cover Marking** detail. Grind off diamond pattern before forming letters. For System Identification details, see **Standard Specification 9-29.2(4)**.
8. When required in the Contract, provide a 10" (in) x 27 1/2" (in), 10 gage divider plate, complete, with fasteners, in each Type 2 Junction Box where specified.
9. When required in Contract, provide a 12" (in) deep extension for each Type 2 Junction Box where specified.
10. See the **Standard Specifications** for alternative reinforcement and class of concrete.
11. Headed Anchor Shear Studs must be welded to the Steel Cover Lip Plate and wire tied in two places to the vertical Welded Wire Fabric when in contact with each other. Wire tie all other Headed Anchor Shear Studs to the horizontal Welded Wire Fabric.
12. Lid Bolt Down Attachment Tab provides a method of retrofitting by using a mechanical process in lieu of welding. Attachment Tab shown depicts a typical component arrangement; actual configurations of assembly will vary among manufacturers. See approved manufacturers' shop drawings for specifics.
13. Unless otherwise noted in the plans or approved by the Engineer, Junction Boxes, Cable Vaults, and Pull Boxes shall not be placed within the sidewalks, walkways, shared use paths, traveled ways or paved shoulders. All Junction Boxes, Cable Vaults, and Pull Boxes placed within the traveled way or paved shoulders shall be Heavy-Duty.
14. Distance between the top of the conduit and the bottom of the Junction Box lid shall be 6" (in) min. to 8" (in) max. for final grade of new construction only. See **Standard Specification 8-20.3(5)**. Where adjustments are to be made to existing Junction Boxes, or for interim construction stages during the contract, the limits shall be from 6" (in) min. to 10" (in) max. See **Standard Specification 8-20.3(6)**.

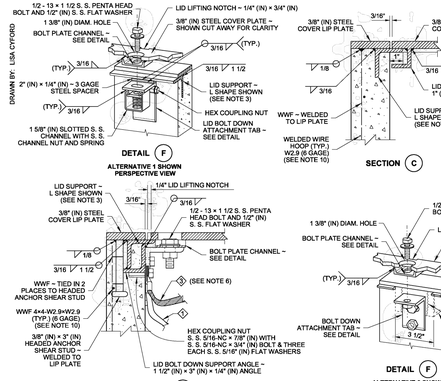
Theodore Joseph Bailey — State of Washington — 39802 — Registered Professional Engineer
Bailey, Ted — Apr 25 2016 9:32 AM

LOCKING LID STANDARD DUTY JUNCTION BOX TYPES 1 & 2 STANDARD PLAN J-40.10-04

SHEET 1 OF 2 SHEETS

APPROVED FOR PUBLICATION
Carpenter, Jeff — Apr 28 2016 3:12 PM
STATE DESIGN ENGINEER
Washington State Department of Transportation

DRAWN BY: LISA CYFORD



Theodore Joseph Bailey — State of Washington — 39802 — Registered Professional Engineer
Bailey, Ted — Apr 25 2016 9:33 AM

LOCKING LID STANDARD DUTY JUNCTION BOX TYPES 1 & 2 STANDARD PLAN J-40.10-04

SHEET 2 OF 2 SHEETS

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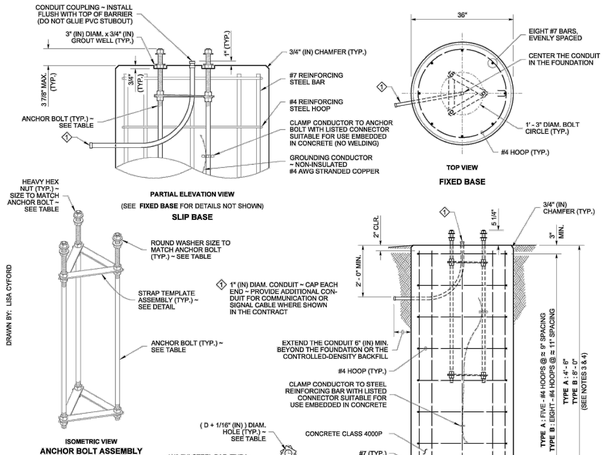
Washington State Department of Transportation

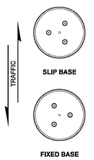
DRAWN BY: LISA CYFORD



ANCHOR BOLT TABLE			
LUMINAIRE HEIGHT (FT) (H1)	MAST ARM TYPE	MAST ARM LENGTH (FT)	ANCHOR BOLT DIAMETER (IN) "D"
20' TO 50'	SINGLE	6' TO 16'	1"
20' TO 50'	DOUBLE	6' TO 8'	1"
20' TO 45'	DOUBLE	10' TO 16'	1"
49' TO 50'	DOUBLE	10' TO 16'	1 1/8"

NOTES

1. See **Standard Plan J-28.40** for Luminaire Pole base mounting details.
2. The Strap Templates shall be held in place by nuts, 6" (in) from the top of the foundation and 3" (in) from the bottom of the anchor bolts. Eighteen heavy duty hex nuts and six round washers are required for a slip base assembly. Eighteen heavy duty hex nuts and six plate washers are required for a fixed base assembly.
3. Use Steel Light Standard Foundation **Type A** on level ground or slopes not exceeding 4H : 1V. Use **Type B** for slopes steeper than 4H : 1V, but not exceeding 2H : 1V. Slopes steeper than 2H : 1V shall require a special design.
4. These foundations are designed for a minimum of 2000 PSF **(TYPE A)** or 1500 PSF **(TYPE B)** allowable lateral bearing pressure for the soil. A special foundation shall be required for soil with allowable lateral bearing pressure lower than 1500 PSF.
5. The Luminaire Pole height shall not exceed 50' (ft) **(H1)**.
6. Slip bases shall not be installed on 50' (ft) **(H1)** poles with Double Mast Arms, nor on poles weighing more than 1000 lbs.
7. Slip bases are required on poles installed inside the Design Clear Zone, and on poles installed behind traffic barrier that are within the traffic barrier deflection zone.
8. Foundations constructed within Media Filter Drains shall be increased in depth by the depth of the Media Filter Drain.
9. Exposed portions of the foundation shall be formed to create a Class 2 surface finish. All forming shall be removed upon completion of foundation construction.
10. For excavation, concrete placement, and backfill options, see METHOD 1 and METHOD 2 on Sheet 2 of 2.
11. The anchor bolts shall be high-strength steel, manufactured from ASTM F1554 Grade 105, with heavy hex nuts and hardened washers. Galvanize the anchor bolts according to ASTM F2329.
12. The foundation shall be grounded in accordance with the requirements of **Standard Specification Section 8-20.3(4).**
13. See **Standard Plans C-8b** and **C-85.14** for steel light standards on traffic barrier.



Theodore Joseph Bailey — State of Washington — 39802 — Registered Professional Engineer
Jun 18, 2024

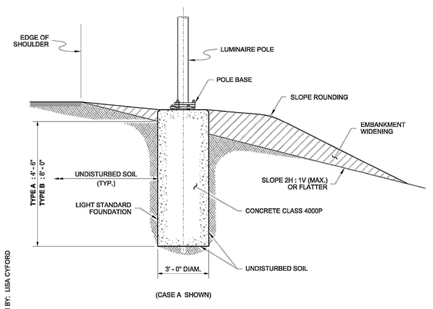
STEEL LIGHT STANDARD FOUNDATION TYPES A & B STANDARD PLAN J-28.30-04

SHEET 1 OF 2 SHEETS

APPROVED FOR PUBLICATION
Jun 18, 2024
STATE DESIGN ENGINEER
Washington State Department of Transportation

NOTE

These foundation Construction Methods are applicable to all Steel Light Standard Placement Cases. See **Standard Plans J-28.22, J-28.24,** and **J-28.26.**



METHOD 1

NO SUBSURFACE FORM

This option is used only when the existing soil in the hole will remain standing and the cement concrete can be placed without causing the soil to collapse. Concrete shall be cast directly against undisturbed soil.

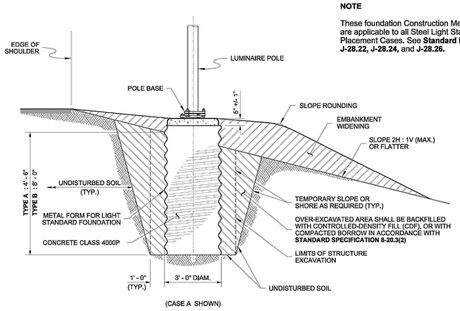
Auger the hole for the foundation. Use a paper or cardboard form to achieve a smooth finish on the final exposed cement concrete. Support the form as necessary to remain plumb.

See **Standard Plans J-28.24** and **J-28.26** for maximum heights of exposed foundation when no embankment widening is to be installed.

Place the concrete foundation.

After concrete has cured, remove the paper or cardboard form portion.

Construct the embankment widening (if required).



METHOD 2

METAL (SUBSURFACE) FORM REQUIRED

When the existing soil will not retain a vertical face, over-excavate the foundation area and install a 36" (in) diameter corrugated metal (pipe) form. The corrugated metal form shall not extend more than 6" (in) +/- 1" (in) below any portion of the foundation that will remain exposed upon final grading. Continue forming to full height using a paper or cardboard form to achieve a smooth finish on final exposed cement concrete. Support the form as necessary to remain plumb.

See **Standard Plans J-28.24** and **J-28.26** for maximum heights of exposed foundation when no embankment widening is to be installed.

Place the concrete foundation.

After concrete has cured, remove the paper or cardboard form portion.

Backfill with controlled-density fill or compacted borrow in accordance with **Standard Specification Section 8-20.3(2).**

Construct the embankment widening (if required).

CONSTRUCTION METHODS

Theodore Joseph Bailey — State of Washington — 39802 — Registered Professional Engineer
Jun 18, 2024

STEEL LIGHT STANDARD FOUNDATION TYPES A & B STANDARD PLAN J-28.30-04

SHEET 2 OF 2 SHEETS

APPROVED FOR PUBLICATION
Jun 18, 2024
STATE DESIGN ENGINEER
Washington State Department of Transportation

△	REVISION	DATE	BY

DANIELLE M. ALLEN — STATE OF WASHINGTON — 21016655 — REGISTERED PROFESSIONAL ENGINEER
09/26/2025

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ISSUE DATE:	09-26-2025
JOB NO.:	TENW #2024-143
DESIGNED BY:	BL/KEW/TDR
DRAWN BY:	BL/KEW/TDR
APPROVED BY:	DMA

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QUARTERRA SR 530 SITE
ARLINGTON, WA

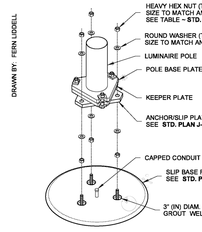
ON-SITE ILLUMINATION PLAN DETAILS

OS-09

SHEET: 17 OF 22

SECTION 10, TOWNSHIP 31 NORTH, RANGE 05 E., W.M.

DRAWN BY : FERN LIDDELL



EXPLODED VIEW

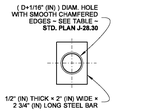
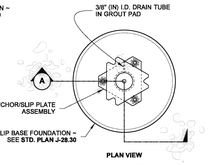
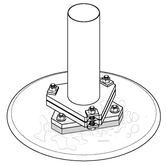


PLATE WASHER DETAIL



PLAN VIEW

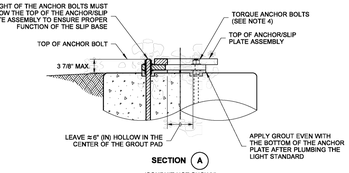
SLIP BASE



ASSEMBLED

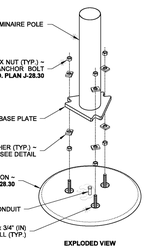
ISOMETRIC VIEW

SLIP BASE



SECTION A

(CONDUIT NOT SHOWN)



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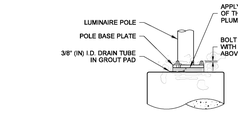
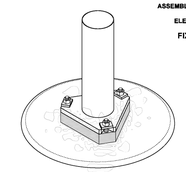


ASSEMBLED AND GROUTED

ELEVATION VIEW

FIXED BASE



ASSEMBLED

ISOMETRIC VIEW

FIXED BASE

NOTES

1. 50' (ft) (**H1**) poles with double mast arms or poles weighing in excess of 1000 LBS shall not be installed on a slip base.
2. Galvanizing shall be in accordance with AASHTO M 111.
3. See **Standard Plans C-8b, C-85.15,** and **J-28.60** for foundation and base plate requirements when light standards are mounted on cement concrete traffic barrier.
4. See **Standard Specification Sections 6-03.3(33)** and **8-20.3 (4)** for the torque requirements for all of the anchor bolt installations. Install 1" (in) diameter clamping bolts in all slip bases to **a torque of 95 Foot-Pounds** - See **Standard Specification Section 8-20.3 (13)A. DO NOT OVERTIGHTEN.** After state inspection, burr threads to prevent nut rotation.
5. For anchor bolt Diameter " **D** ", see table, **Standard Plan J-28.30**.

Zeldenrust, Richard
Jun 10 2014 10:39 AM

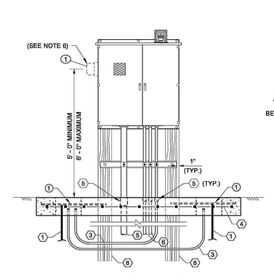
STEEL LIGHT STANDARD BASE MOUNTING

STANDARD PLAN J-28.40-02

SHEET 1 OF 1 SHEET

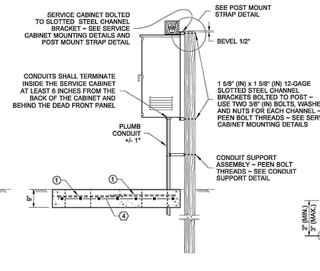
APPROVED FOR PUBLICATION
Heinrich, Dana
Jun 11 2014 1:33 PM
STATE DESIGN ENGINEER
Washington State Department of Transportation

DRAWN BY : FERN LIDDELL



FRONT OF SERVICE CABINET

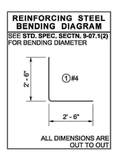
TWO POST MOUNT



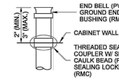
RIGHT SIDE OF SERVICE CABINET

REINFORCING STEEL BENDING DIAGRAM

SEE STD. SPEC. SECTN. 9-07.1(2) FOR BENDING DIAMETER



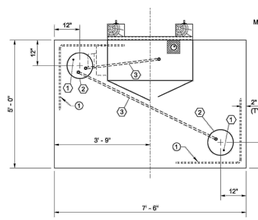
ALL DIMENSIONS ARE OUT TO OUT



CONDUIT TERMINATION DETAIL

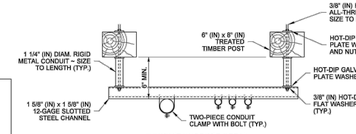
NOTES

1. Drive gound rods before placing concrete. Ground rods shall be a minimum of 6 feet apart. See **Standard Plan J-60.05** for additional details.
2. Welded wire fabric (WWF) shall be 4.0 x 4.0 ~ W4.0 x W4.0 ~ meeting the requirements of **Standard Specification, Section 9-07.7**. As an alternative, a grid of #3 rebar may be used, with bars spaced at 1'-0" centers laterally and longitudinally.
3. Install conduit couplings on all conduits. Couplers shall be installed with the top of the coupler flush with the top of concrete. For PVC conduits, the conduit segment above the coupler shall not be glued to the coupler.
4. Horizontal steel supports shall be continuous 1 5/8" (in.) x 1 5/8" (in.) 12-gage slotted steel channels (two required).
5. Cabinet height shall be determined by the required height of the utility meter - verify height with serving utility (typically 5 to 6 feet).
6. Serving utility may require meter socket to be installed on the outside of the cabinet. Utility feeder conduit shall still terminate in the utility section of the cabinet unless otherwise required by the utility.
7. Additional gravel pad not shown. Gravel pad shall extend two feet in front of the concrete pad for the full width of the concrete pad. If the utility meter socket is installed on the outside of the service cabinet, gravel pad shall also extend three feet from the utility side of the cabinet pad. Final gravel area shall be a rectangle.



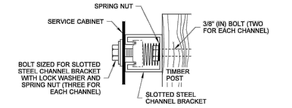
PLAN VIEW

TWO POST MOUNT



CONDUIT SUPPORT DETAIL

(TWO POST MOUNT)



CABINET BRACKET MOUNTING DETAIL

KEY NOTES

1. Ground rod ~ See Note 1.
2. Ground rod well (Ground tile) ~ 12" diameter concrete
3. Service ground electrode conduits.
4. Welded wire fabric ~ See Note 2.
5. Utility entrance conduit. Conduit shall terminate in the utility section of the service cabinet.
6. Conduits to field equipment. Conduits shall terminate in the customer section of the service cabinet.
7. Conduit couplers ~ See Note 3.
8. 6 x 8 x 10 ft long treated timber post

Jackson, Flint
Aug 24 2020 9:38 AM

SERVICE CABINET INSTALLATION - WOOD POST

STANDARD PLAN J-10.12-00

SHEET 1 OF 1 SHEET

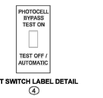
APPROVED FOR PUBLICATION
Roark, Steve
Digitally signed by Roark, Steve
Date: 2020.09.16 10:11:40 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

KEY

1. METER BASE PER SERVING UTILITY REQUIREMENTS ~ SEE STANDARD PLAN J-10.30.
2. MAIN BREAKER (DPST ~ SIZE PER BREAKER SCHEDULE)
3. PHOTOELECTRIC CONTROL BREAKER (SPST ~ 15 AMP ~ 120/240 VOLT)
4. TEST SWITCH (SPOT ~ SNAP ACTION ~ POSITIVE CLOSE ~ 15 AMP ~ 120/277 VOLT ~ "T" RATED)
5. PHOTOELECTRIC CONTROL UNIT ~ SEE **STANDARD SPECIFICATION 9-29.11(2)**
6. BRANCH BREAKER ~ SEE BREAKER SCHEDULE (DPST ~ 120/240 VOLT)
7. SPARE BREAKER ~ SEE BREAKER SCHEDULE (SPST ~ 20 AMP ~ 120/240 VOLT)
8. CONTACTOR ~ SEE BREAKER SCHEDULE
9. RECEPTACLE BREAKER (SPST ~ 20 AMP ~ 120/240 VOLT)
10. RECEPTACLE ~ GROUNDED (GFCI ~ 20 AMP ~ 125 VOLT)
11. ISOLATED NEUTRAL BUSS ~ 12 LUG COPPER
12. HINGED DEAD FRONT WITH 1/4 TURN FASTENERS OR SLIDE LATCHES ~ DEAD FRONT PANEL BOLTS SHALL NOT EXTEND INTO VERTICAL LIMITS OF THE BREAKER ARRAY(S)
13. CABINET MAIN BONDING JUMPER ASSEMBLY ~ BUSS SHALL BE 12 LUG TINNED COPPER ~ SEE **STANDARD PLAN J-10.20** FOR CABINET MAIN BONDING JUMPER ASSEMBLY DETAILS
14. METAL WIRING DIAGRAM HOLDER
15. 1/4" (IN) DIAMETER DRAIN HOLE ~ DRILL BEFORE GALVANIZING
16. MOUNTING HOLE ~ SEE **STANDARD PLAN J-10.12** CABINET BRACKET MOUNTING DETAIL
17. 12-CIRCUIT PANEL BOARD ~ MINIMUM SIZE WITH BACK-FED MAIN BREAKER
18. LABEL CABINET WITH BUSSWORK RATING
19. ARC FLASH AND SHOCK HAZARD LABEL (FIELD INSTALLED) ~ SEE DETAIL
20. CONNECTION TO GROUND ELECTRODE ~ SEE **STANDARD PLAN J-60.05**
21. 20 KA TYPE 1 OR TYPE 2 SURGE PROTECTION DEVICE ~ DIN RAIL MOUNT WITH PLUG-IN MODULE(S)
22. THREE POSITION DIN RAIL MOUNTED TERMINAL BLOCK ~ TERMINAL BLOCK SECTIONS SHALL BE BLACK, WHITE, AND RED AS SHOWN IN CABINET WIRING DIAGRAM

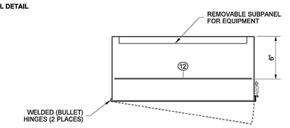
ARC FLASH AND SHOCK HAZARD LABEL DETAIL

(19)

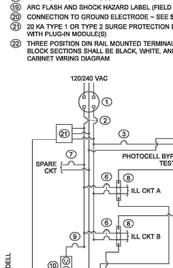


TEST SWITCH LABEL DETAIL

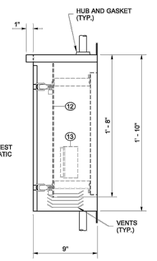
(4)



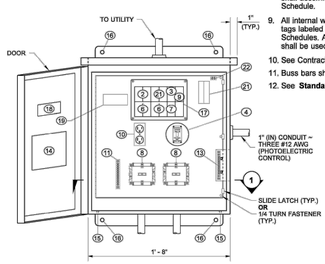
SECTION (1)



TYPE B WIRING DIAGRAM ~ 240 VOLT



SIDE VIEW



ELEVATION VIEW

TYPE B SERVICE CABINET

NOTES

1. See **Standard Specification Section 9-29.24** (Service Cabinets).
2. Cabinet shall be rated NEMA 3R and shall include two rain-tight vents.
3. Dimensions shown are minimum and shall be adjusted to accommodate the various sizes of equipment installed. A 1% tolerance is allowed for all dimensions.
4. Door shall be pad-lockable and gasketed.
5. Hinges shall have stainless steel or brass pins. See **Standard Plan J-10.20** for door hinge details.
6. When using two piece hinge type on galvanized enclosure, remove hinge pin prior to welding hinge to cabinet and prior to hot-dip galvanizing. After galvanizing, replace pin with brass pin and solder in place. See **Standard Plan J-10.20** for alternate door hinge details.
7. Equipment identified by Key Numbers 2, 3, 4, 6, 7, 8, and 9 shall have an appropriately engraved phenolic name plate attached with screws or rivets. The name plate for Key Number 4 shall read as follows:
"PHOTOCELL BYPASS TEST ON" AND "PHOTOCELL TEST OFF - AUTOMATIC." See service cabinet detail.
8. All busswork shall be **ASTM B187** copper and shall have a minimum rating of 125 amps. All breakers shall bolt on to the busswork. Jumpering of breakers shall not be allowed. Busswork shall accommodate all future equipment as shown in the Breaker Schedule.
9. All internal wire runs shall be identified with "TO - FROM" coded tags labeled with the code letters and/or numbers shown on the Schedules. Approved PVC or polyolefin wire marking sleeves shall be used.
10. See Contract for Breaker and Contactor Schedule.
11. Buss bars shall be sized to accommodate up to #4 AWG wires.
12. See **Standard Plan J-10.14** for pole installation details.

Aug 18, 2021

SERVICE CABINET TYPE B (0 - 100 AMP TYPE 120/240 VOLT SINGLE PHASE) STANDARD PLAN J-10.17-02

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Aug 18, 2021
STATE DESIGN ENGINEER
Washington State Department of Transportation

△	REVISION	DATE	BY

09/26/2025

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BRAD MACHAT

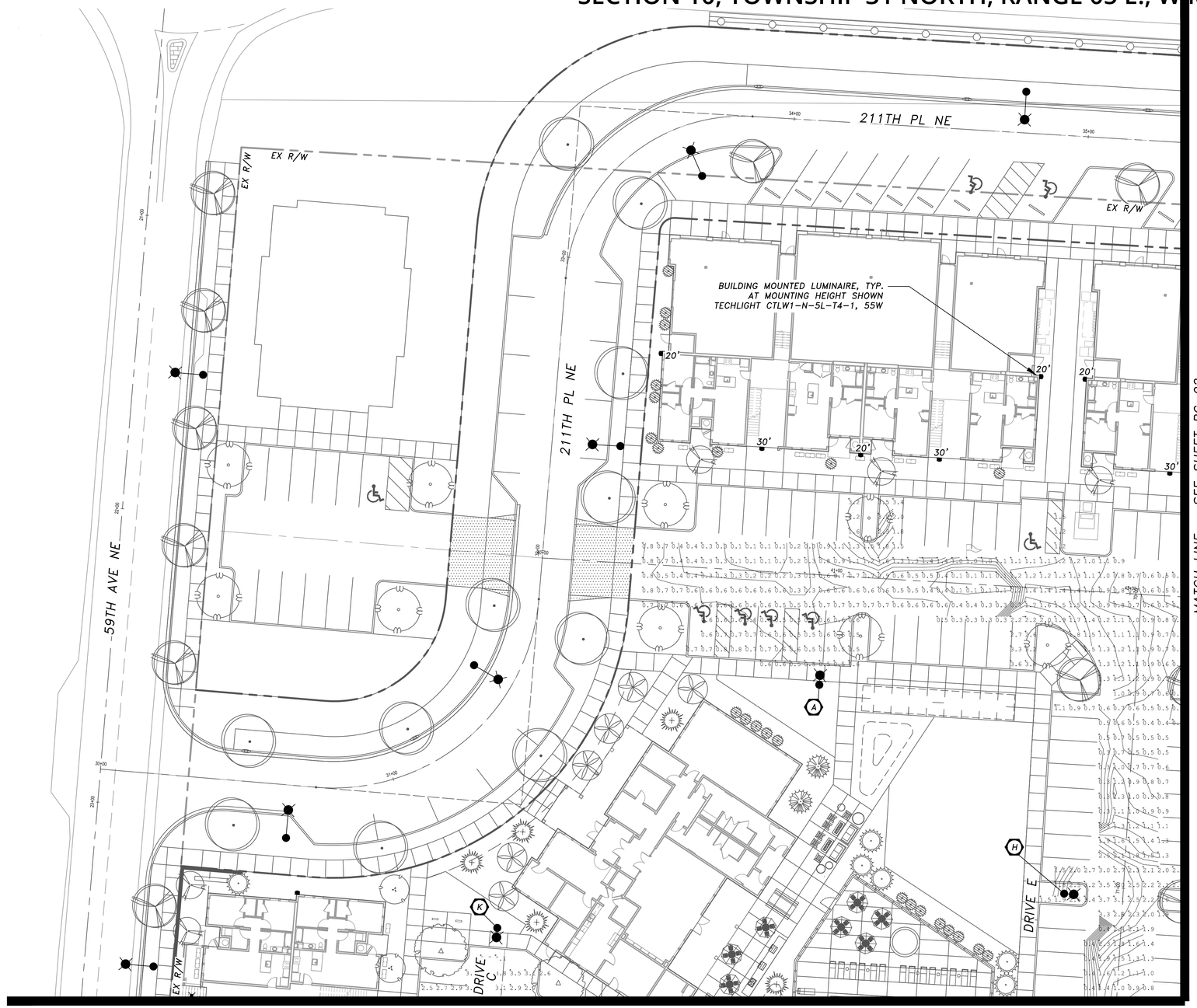
QUARTERRA SR 530 SITE
ARLINGTON, WA

ON-SITE ILLUMINATION PLAN DETAILS

OS-10

SHEET: 18 OF 22

SECTION 10, TOWNSHIP 31 NORTH, RANGE 05 E., W.M.



CALCULATION SUMMARY	TARGET / ACTUAL	
CALCULATION AREA	DESIGN CRITERIA	
	AVG. MAINTAINED FOOT CANDLES	UNIFORMITY RATIO AVG. FC/ MIN. FC
ON-SITE ROADWAY LIGHTING - DRIVE A THROUGH DRIVE G	0.30(1) / **1.15**	6.00:1(1) / **11.50**

(1) PER ANSI/IES ROADWAY & PARKING FACILITY LIGHTING TABLE 11-1.

NOTE: PHOTOMETRICS EXCLUDED UNDER CARPORTS. CARPORTS SHALL HAVE THEIR OWN LIGHTING UNDER THE CANOPY. SEE ARCHITECTURAL PLANS FOR MORE DETAILS.

N

0 10 20 40 60

ILLUMINATION LEGEND		
EXIST.	NEW	DESCRIPTION
		OFF-SITE LUMINAIRE POLE
		ON-SITE LUMINAIRE POLE
	(MH)	ON-SITE WALL MOUNTED FIXTURE (MH) = MOUNTING HEIGHT
		CARPORT
		ILLUMINATION POLE NUMBER

△	REVISION	DATE	BY

DANIELLE M. ALLEN — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER
09/26/2025

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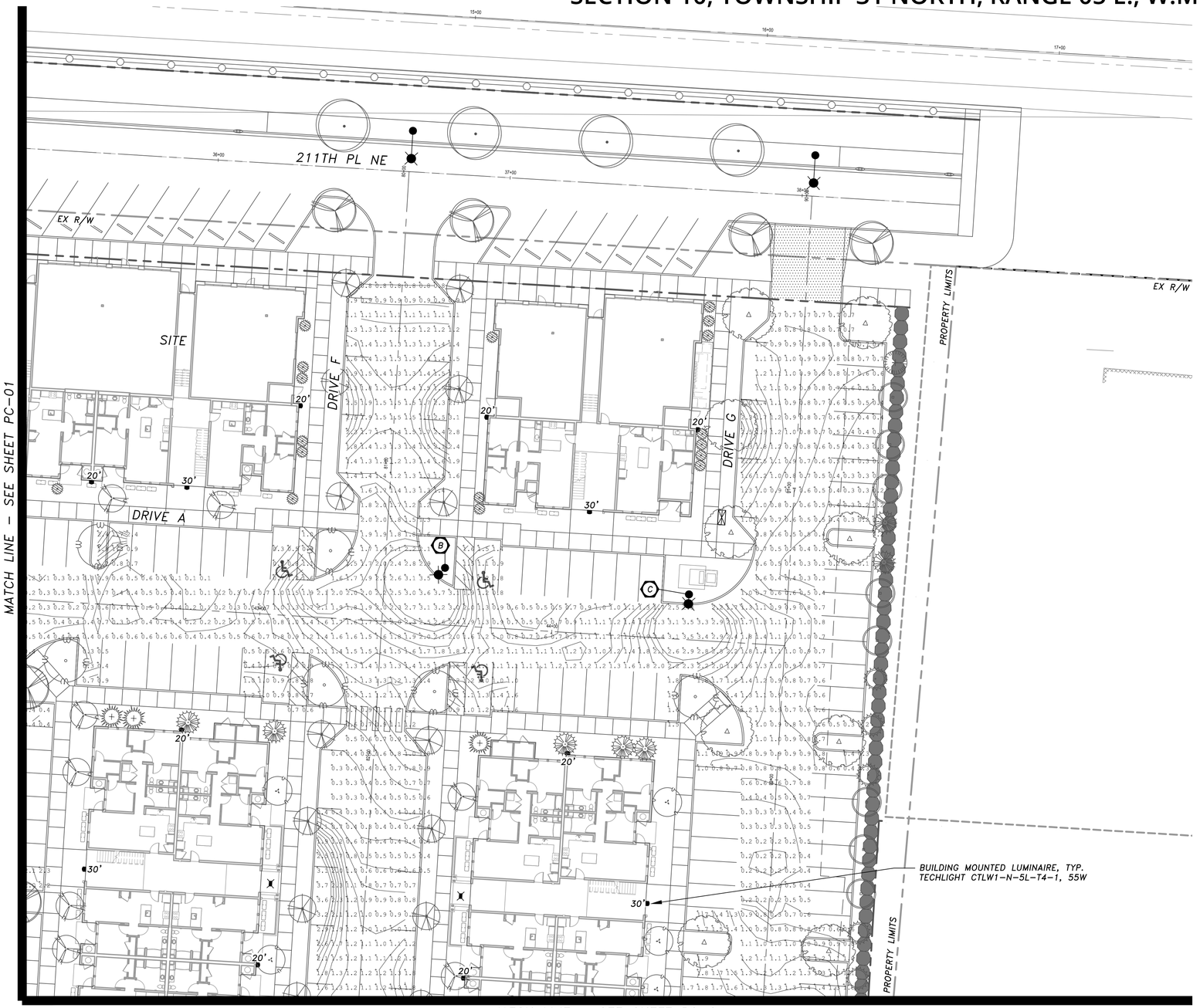
ON-SITE PHOTOMETRIC CALCULATIONS

PC-01

SHEET: 19 OF 22

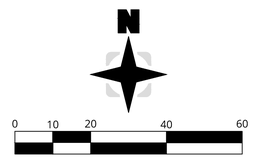
SECTION 10, TOWNSHIP 31 NORTH, RANGE 05 E., W.M.



CALCULATION SUMMARY	TARGET / ACTUAL	
CALCULATION AREA	DESIGN CRITERIA: AVG. MAINTAINED FOOT CANDLES	DESIGN CRITERIA: UNIFORMITY RATIO AVG. FC/ MIN. FC
ON-SITE ROADWAY LIGHTING - DRIVE A THROUGH DRIVE G	0.30(1) / **1.15**	6.00:1(1) / **11.50**

(1) PER ANSI/IES ROADWAY & PARKING FACILITY LIGHTING TABLE 11-1.

NOTE: PHOTOMETRICS EXCLUDED UNDER CARPORTS. CARPORTS SHALL HAVE THEIR OWN LIGHTING UNDER THE CANOPY. SEE ARCHITECTURAL PLANS FOR MORE DETAILS.



ILLUMINATION LEGEND		
EXIST.	NEW	DESCRIPTION
		OFF-SITE LUMINAIRE POLE
		ON-SITE LUMINAIRE POLE
	(MH)	ON-SITE WALL MOUNTED FIXTURE (MH) = MOUNTING HEIGHT
		CARPORT
		ILLUMINATION POLE NUMBER

△	REVISION	DATE	BY

DANIELLE M. ALLEN, STATE OF WASHINGTON, 21019555, REGISTERED PROFESSIONAL ENGINEER
09/26/2025

TENW CONTACT:

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401-368-8853

ISSUE DATE:	09-26-2025
JOB NO.:	TENW #2024-143
DESIGNED BY:	BL/KEW/TDR
DRAWN BY:	BL/KEW/TDR
APPROVED BY:	DMA

TENW
520 KIRKLAND WAY, SUITE 100, KIRKLAND, WA, 98033

QUARTERRA MULTIFAMILY COMMUNITIES, LLC
1325 FOURTH AVE,
SUITE 1300
SEATTLE, WA, 98101
206-708-2294
BRAD MACHAT

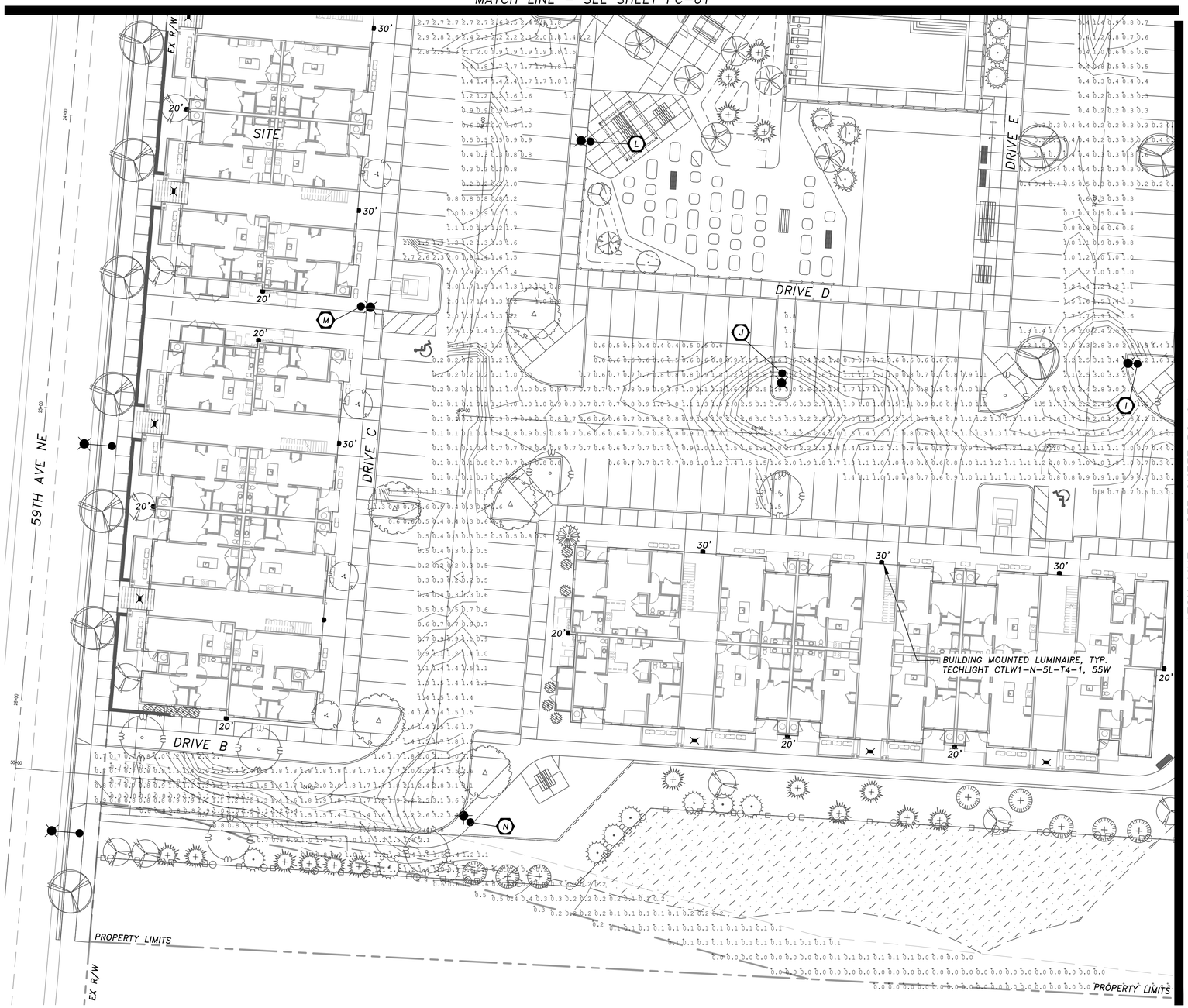
QUARTERRA SR 530 SITE
ARLINGTON, WA

ON-SITE PHOTOMETRIC CALCULATIONS

PC-02

SHEET: 20 OF 22

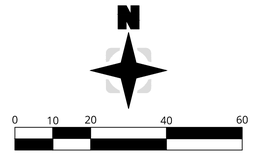
SECTION 10, TOWNSHIP 31 NORTH, RANGE 05 E., W.M.



CALCULATION SUMMARY	TARGET / ACTUAL	
CALCULATION AREA	DESIGN CRITERIA	
	AVG. MAINTAINED FOOT CANDLES	UNIFORMITY RATIO AVG. FC/ MIN. FC
ON-SITE ROADWAY LIGHTING – DRIVE A THROUGH DRIVE G	0.30(1) / **1.15**	6.00:1(1) / **11.50**

(1) PER ANSI/IES ROADWAY & PARKING FACILITY LIGHTING TABLE 11-1.

NOTE: PHOTOMETRICS EXCLUDED UNDER CARPORTS. CARPORTS SHALL HAVE THEIR OWN LIGHTING UNDER THE CANOPY. SEE ARCHITECTURAL PLANS FOR MORE DETAILS.



ILLUMINATION LEGEND		
EXIST.	NEW	DESCRIPTION
		OFF-SITE LUMINAIRE POLE
		ON-SITE LUMINAIRE POLE
	(MH)	ON-SITE WALL MOUNTED FIXTURE (MH) = MOUNTING HEIGHT
		CARPORT
		ILLUMINATION POLE NUMBER

△	REVISION	DATE	BY

DANIELLE M. ALLEN – STATE OF WASHINGTON – 21016855 – REGISTERED PROFESSIONAL ENGINEER

09/26/2025

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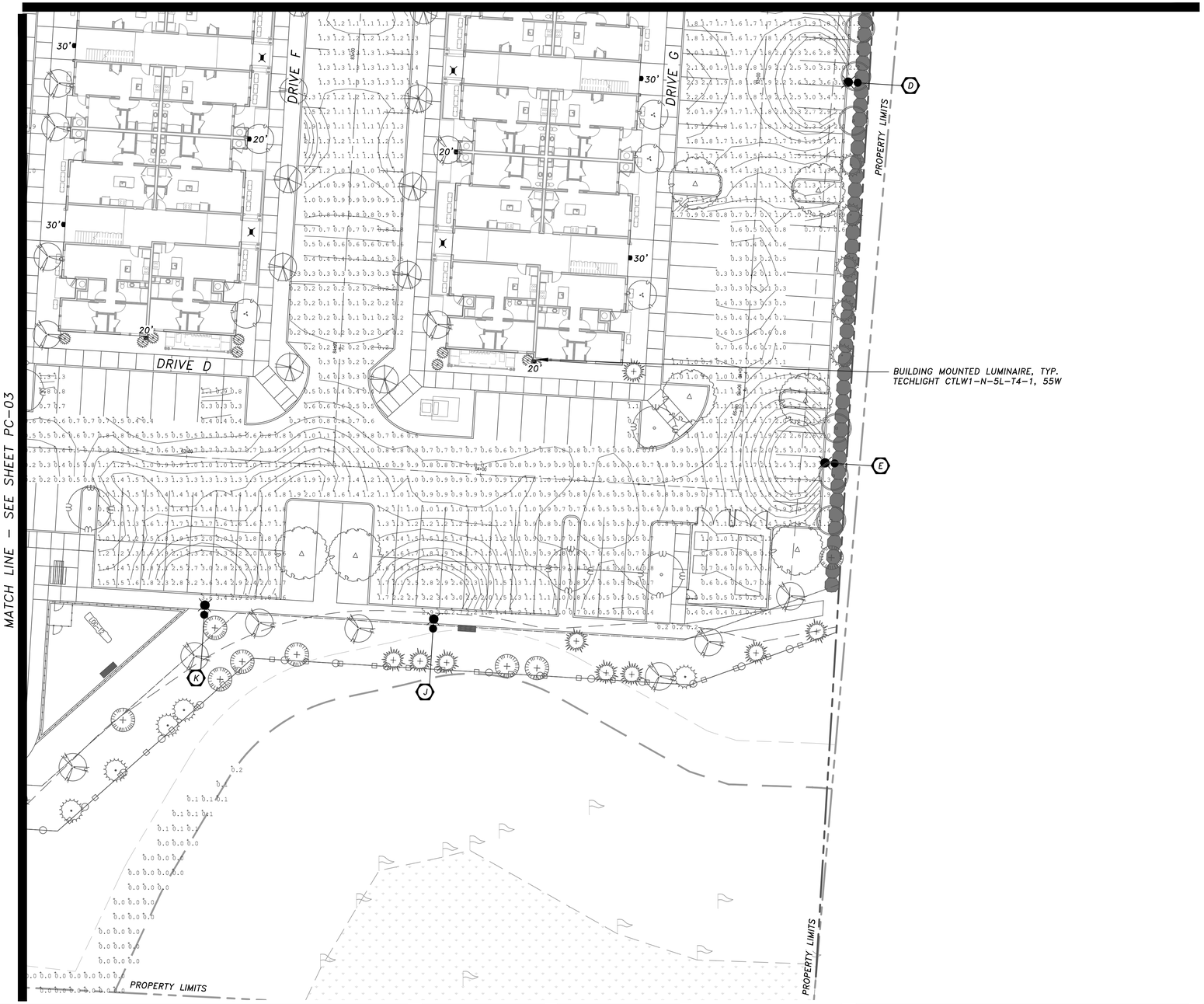
ON-SITE PHOTOMETRIC CALCULATIONS

PC-03

SHEET: 21 OF 22

SECTION 10, TOWNSHIP 31 NORTH, RANGE 05 E., W.M.



CALCULATION SUMMARY	TARGET / ACTUAL	
	DESIGN CRITERIA	
CALCULATION AREA	AVG. MAINTAINED FOOT CANDLES	UNIFORMITY RATIO AVG. FC/ MIN. FC
ON-SITE ROADWAY LIGHTING – DRIVE A THROUGH DRIVE G	0.30(1) / 1.15	6.00:1(1) / 11.50

(1) PER ANSI/IES ROADWAY & PARKING FACILITY LIGHTING TABLE 11-1.

NOTE: PHOTOMETRICS EXCLUDED UNDER CARPORTS. CARPORTS SHALL HAVE THEIR OWN LIGHTING UNDER THE CANOPY. SEE ARCHITECTURAL PLANS FOR MORE DETAILS.

N

0 10 20 40 60

ILLUMINATION LEGEND		
EXIST.	NEW	DESCRIPTION
		OFF-SITE LUMINAIRE POLE
		ON-SITE LUMINAIRE POLE
	(MH)	ON-SITE WALL MOUNTED FIXTURE (MH) = MOUNTING HEIGHT
		CARPORT
		ILLUMINATION POLE NUMBER

△	REVISION	DATE	BY

DANIELLE M. ALLEN – STATE OF WASHINGTON – REGISTERED PROFESSIONAL ENGINEER

09/26/2025

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ARLINGTON, WA

ON-SITE PHOTOMETRIC CALCULATIONS

PC-04

SHEET: 22 OF 22