

BIKE RACK CALCULATIONS:

REQUIRED BIKE STALLS = 1 PER 4 BEDROOMS
REQUIRED BIKE STALLS = 124 / 4 = 31 STALLS
PROPOSED BIKE RACK SPACES:
32 SPACES PROVIDED

PARKING LANDSCAPE CALCULATION:

TOTAL PARKING SPACE AREA = 19,660 SF
LANDSCAPE REQUIRED (16%) = 3,146 SF
LANDSCAPE AREA PROVIDED = 4,436 SF

PARKING CALCULATIONS:

REQUIRED PARKING:
COMMERCIAL - 8,990 x (2/1000) = 18
RESIDENTIAL - 102 x 1.25 = 128
TOTAL PARKING SPACES = 146
SHARED PARKING FACTOR(1.4) = 105

PROPOSED PARKING:

FULL SIZE = 101
TANDEM = 6
COMPACT = 25
ADA = 5
TOTAL PARKING SPACES = 137

NOTE:
TANDEM PARKING STALLS ARE
COUNTED AS ONE STALL AND WILL
BE ASSIGNED TO A SINGLE UNIT

ADA PARKING:

REQUIRED (101-150 SPACES) = 5 SPACES
PROVIDED = 5 SPACES

SITE INFORMATION:

SITE AREA: 108,855 SF (2.50 AC)
PROPOSED BUILDING HEIGHT: APPROX 45 FT (3 STORIES)
PROPOSED DWELLING UNITS: 102 RESIDENTIAL UNITS
TOTAL LOT COVERAGE: 80,767 SF (74.2%)(TOTAL IMPERVIOUS)
DENSITY: 40.8 DU/AC
ZONING CLASSIFICATION: NEIGHBORHOOD COMMERCIAL MIXED USE OVERLAY
PROPOSED SCREENING: LANDSCAPED AREAS AND FENCES
AIRPORT PROTECTION DISTRICT SUBDISTRICT: APD SUBDISTRICT C
USE CLASSIFICATION: MIXED USE
WATER PROVIDER: CITY OF ARLINGTON
SEWER PROVIDER: CITY OF ARLINGTON
SCHOOL DISTRICT: ARLINGTON 16
FIRE PROTECTION DISTRICT: NORTH COUNTY FIRE
PLACE TYPE: MIXED USE COMMUNITY CENTER
TRANSECT: T4N-MV

108,855 SF (2.50 AC)

APPROX 45 FT (3 STORIES)

102 RESIDENTIAL UNITS

80,767 SF (74.2%)(TOTAL IMPERVIOUS)

40.8 DU/AC

NEIGHBORHOOD COMMERCIAL

MIXED USE OVERLAY

LANDSCAPED AREAS AND FENCES

APD SUBDISTRICT C

MIXED USE

CITY OF ARLINGTON

CITY OF ARLINGTON

ARLINGTON 16

NORTH COUNTY FIRE

MIXED USE COMMUNITY CENTER

T4N-MV

CITY OF ARLINGTON - IRONWOOD PLACE - PLN # 912
PORTION NW1/4, NW1/4, SEC.23, TWP.31N, RGE.5E, W.M.

MINI PARKS CALCULATION:

65 SF PER RESIDENT PER SECTION 20.52.010
NUMBER OF RESIDENTS = 21(2.2)+42(1.4)+39(1.4) = 160
MINI PARKS REQUIRED = 160x65 = 10,400 SF
MINI PARKS PROVIDED = 10,923 SF

OPEN SPACE CALCULATION:

5% OF TOTAL PROPERTY PER SECTION 20.110.014(H)
OPEN SPACE REQUIRED = 108,855 x 0.05 = 5,443 SF
OPEN SPACE PROVIDED = 5,443 SF

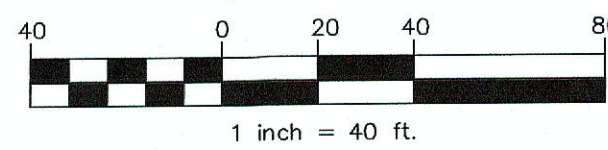
RESIDENTIAL UNIT MIX:

2 BED 21
1 BED 26
1 BED W/DEN 16
STUDIO 13
TOTAL 76

ONSITE AREAS:

BUILDING FOOTPRINT & AWNINGS 29,691 SF
ASPHALT PARKING/DRIVE 43,765 SF
CONCRETE SIDEWALK 3,980 SF
DUMPSTER PAD 461 SF
SPORTS COURT 1,290 SF
LANDSCAPING/OPEN SPACE 29,668 SF

GRAPHIC SCALE



DATUM: NAVD 88 ADJUSTED TO SITE

SITE ELEVATION ADJUSTED TO MATCH 67TH AVE NE
IMPROVEMENTS ASBUILTS
WSDOT MON. ID. 3771
PUBLISHED ELEV. 160.393'
SURVEYED ELEV. 161.573'

TBM A141-3-A
FND. BRASS 1/2" PIN W/ PUNCH
SET IN 4X4 CONC. BASE
ELEV.=152.37

NOTE:
TOPOGRAPHY & EXISTING FEATURES PER CASCADE SURVEYING &
ENGINEERING, MAY 2021 & OCTOBER 2021.

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

UTILITIES SHOWN PER FIELD MEASUREMENT OF SURFACE FEATURE
OBSERVABLE AND FOLLOWING ASBUILT PLANS PROVIDED BY CITY OF
ARLINGTON:

- 67TH AVE NE IMPROVEMENTS ASBUILTS
- THE WOODLANDS ASBUILTS

NOTES:

- PARKING LOT LIGHTING WILL BE PLACED ON THE FACE OF
THE BUILDING AND LIGHT POLES IN THE LANDSCAPE ISLANDS.
- SEE LANDSCAPE PLAN FOR SCREENING INFORMATION.
- SEE SHEET 3 FOR EXISTING CONTOURS.

LEGEND:

---	PROPERTY LINE
---	SECTION LINE
---	EASEMENT
---	ADJACENT PROPERTY LINE
---	ROAD CL (PLATTED)
---	ROAD CL (AS-BUILT)
---	EXISTING EDGE OF PAVEMENT (TRAIL)
---	EXISTING EDGE OF CONCRETE
---	EXISTING CURB
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	EXISTING STORM LINE
---	EXISTING CATCH BASIN
---	EXISTING STORM DRAIN MANHOLE
---	EXISTING GATE VALVE
---	EXISTING WATER METER
---	EXISTING FIRE HYDRANT
---	EXISTING SEWER MANHOLE
---	EXISTING STREET LIGHT
---	EXISTING ELECTRICAL VAULT
---	FND. MON. AS NOTED
---	SET 1/2" X 24" REBAR & CAP L.S. 12716 U.N.O.
---	SET MAG NAIL & WASHER L.S. 12716

LEGAL DESCRIPTION:

31052300200500
LOT 2 AS SHOWN ON SURVEY RECORDED IN VOLUME 35 OF SURVEYS, PAGE 130, UNDER RECORDING
NUMBER 9106275002, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 31
NORTH, RANGE 5 EAST, W.M. RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION DEEDED TO THE CITY OF ARLINGTON BY STATUTORY WARRANTY DEED RECORDED
UNDER RECORDING NO. 200109050122.

00738500103100

LOT A-31, THE WOODLANDS, SECTION 1, ALSO KNOWN AS GLENEAGLE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 46 OF PLATS AT PAGES 37 THROUGH 42, INCLUSIVE, RECORDS OF SNOHOMISH
COUNTY, WASHINGTON.

EXCEPT THAT PORTION DEEDED TO THE CITY OF ARLINGTON BY STATUTORY WARRANTY DEED RECORDED
UNDER RECORDING NO. 200109050123.

BOTH SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

---	PROPOSED BUILDING
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED BUILDING W/ BRICK FACADE
---	PROPOSED ROOF AWNING
---	PROPOSED CURB
---	PROPOSED WOOD FENCE
---	EXISTING CONCRETE
---	PROPOSED CONCRETE
---	PROPOSED ASPHALT
---	PROPOSED OPEN SPACE & LANDSCAPING
---	PROPOSED PARKING LANDSCAPING
---	PROPOSED WHEEL STOP
---	PROPOSED BIKE RACK
---	PROPOSED ADA PARKING STALL
---	PROPOSED ELECTRIC VEHICLE STALL
---	PROPOSED STREET LIGHT (SEE SHEET 2 OF 3)

TAX PARCEL NUMBER:

31052300200500
00738500103100

SITE ADDRESS:

18625 & 18705 67TH AVE NE
ARLINGTON, WA 98223

OWNER/APPLICANT:

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

CIVIL ENGINEER:

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

SURVEYOR:

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

CONTACT PERSON(S):

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

OPEN SPACE & MINI PARKS

COLOR	DESCRIPTION	REQ'D AREA	PROVIDED AREA
BLUE	PARKING LANDSCAPE	3,146 SF	4,498 SF
GREEN	OPEN SPACE / MINI PARKS	15,908 SF	16,366 SF

NOTE: PROVIDED OPEN SPACE/MINI PARKS SHOWN DOES NOT INCLUDE
TENANT AMENITIES INSIDE BUILDING 1 (LOUNGE, FITNESS ROOM, GAME ROOM)

DRAWING SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	SITE PLAN
2	LIGHTING PLAN
3	EX. CONDITIONS & TREE SURVEY

GRANDVIEW NORTH LLC
IRONWOOD PLACE
SITE PLAN

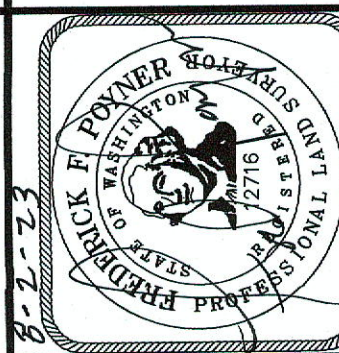
CITY FILE NO.: PLN#912

CITY OF ARLINGTON

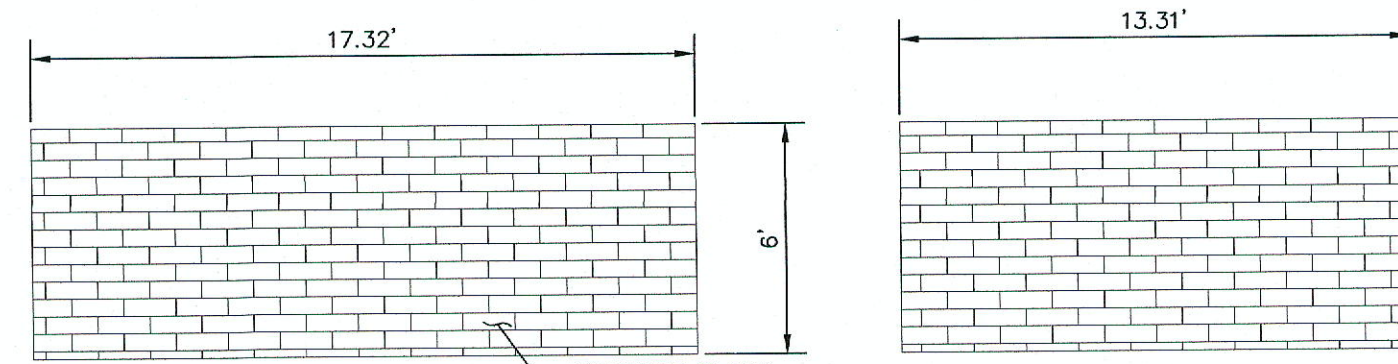
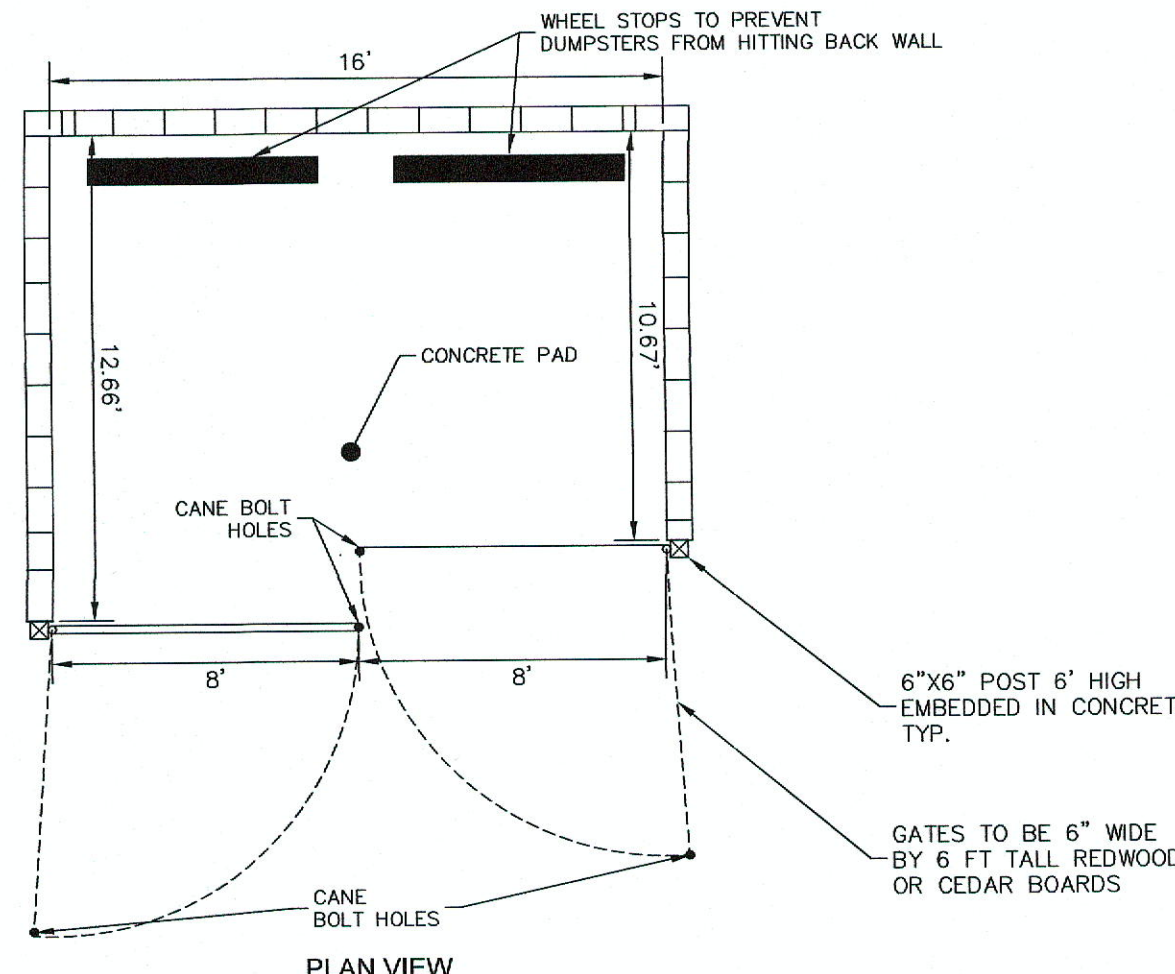
1 OF 3

22865

CASCADE SURVEYING & ENGINEERING, INC.
Engineers
Planners
Surveyors
P.O. BOX 326
ARLINGTON, WASHINGTON 98223
1-800-593-5551
WWW.CASCADESURVEYING.COM
FAX: (360)435-4012



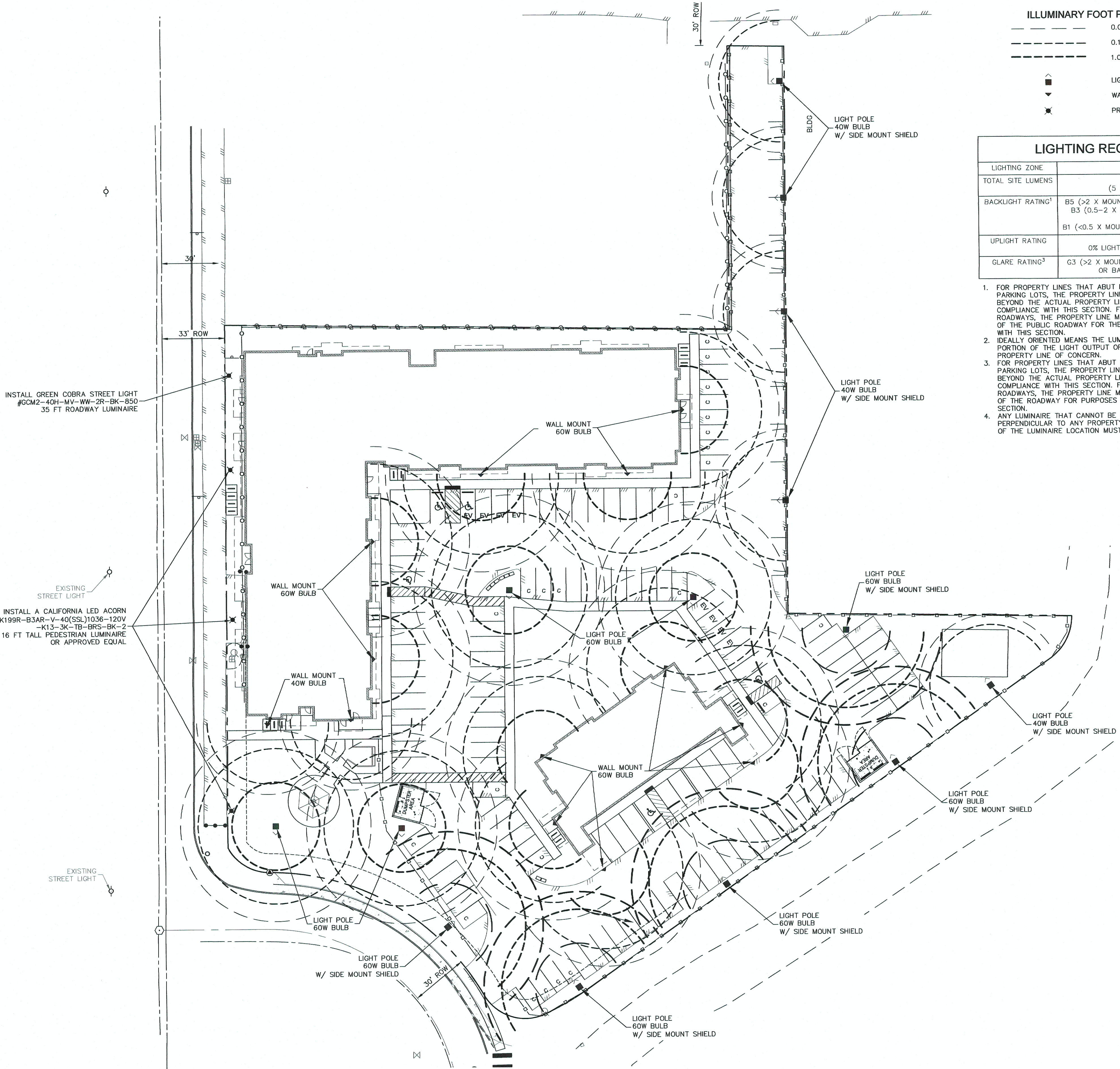
DESIGNED	DATE	BY
JH	11/21	
DRAWN	DATE	BY
JH	11/21	
CHECKED	DATE	BY
RJD	11/21	
FIELD BOOK	DATE	BY
ARL 141		
REF.		

BACK VIEW
DUMPSTER ENCLOSURE DETAIL

NO SCALE

X:\22865\DWG\PRELIMINARY\22865 SITE PLAN.DWG (SITE PLAN) 8/1/2023 11:28 AM

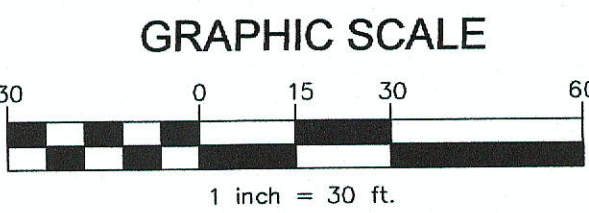
CITY OF ARLINGTON - IRONWOOD PLACE - PLN # 912
PORTION NW1/4, NW1/4, SEC.23, TWP.31N, RGE.5E, W.M.



- ILLUMINARY FOOT PRINTS
- 0.05 FOOT CANDLE CONTOUR
 - 0.10 FOOT CANDLE CONTOUR
 - 1.00 FOOT CANDLE CONTOUR
- LIGHT POLE BASE
■ WALL MOUNT LIGHTING
✕ PROPOSED STREET LIGHT

LIGHTING REQUIREMENTS	
LIGHTING ZONE	LZ-3
TOTAL SITE LUMENS	403,835 LUMENS (5 LUMENS/SF IMPERVIOUS)
BACKLIGHT RATING ¹	B5 (>2 X MOUNTING HEIGHT FROM PROPERTY LINE ²) B3 (0.5-2 X MOUNTING HEIGHT FROM PROPERTY LINE ²) B1 (<0.5 X MOUNTING HEIGHT FROM PROPERTY LINE ²)
UPLIGHT RATING	U3 0% LIGHT EMISSION ABOVE 90 DEGREES
GLARE RATING ³	G3 (>2 X MOUNTING HEIGHT FROM PROPERTY LINE ⁴ OR BACKLIGHT SHIELD INSTALLED)

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



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



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

CASCADE & ENGINEERS, INC.
Engineers Surveyors Planners
P.O. BOX 326
ARLINGTON, WASHINGTON 98223
WWW.CASCADESURVEYING.COM
FAX: (360) 435-4012
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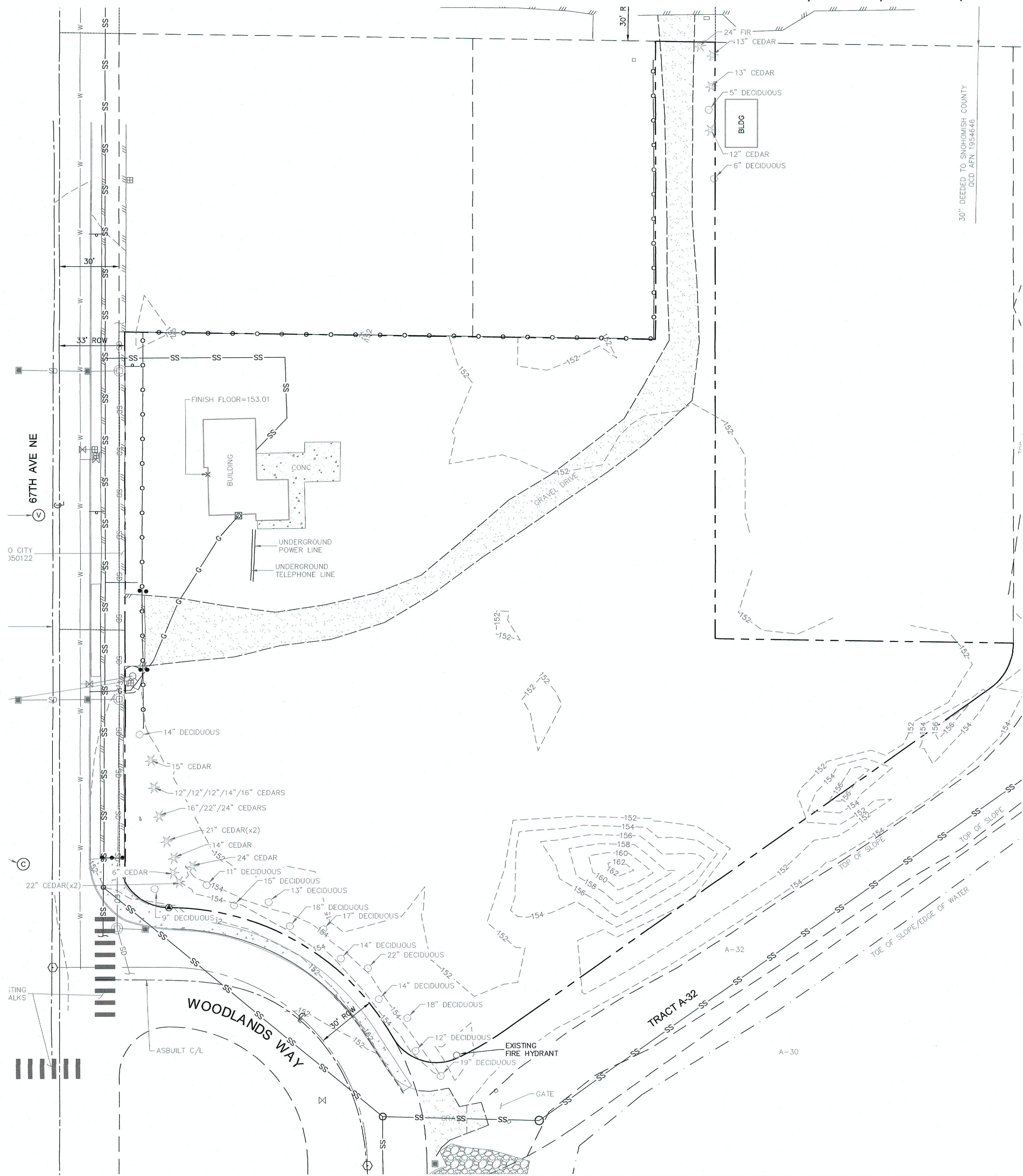


REVISION	DATE	BY

DESIGNED	JH	DATE	11/21
DRAWN	JH	DATE	11/21
CHECKED	RJD	DATE	11/21
FIELD BOOK	ARL 141	REF.	

GRANDVIEW NORTH LLC
IRONWOOD PLACE
LIGHTING PLAN
CITY OF ARLINGTON
CITY FILE NO.: PLN#912

CITY OF ARLINGTON - IRONWOOD PLACE - PLN # 912
PORTION NW1/4, NW1/4, SEC.23, TWP.31N, RGE.5E, W.M.



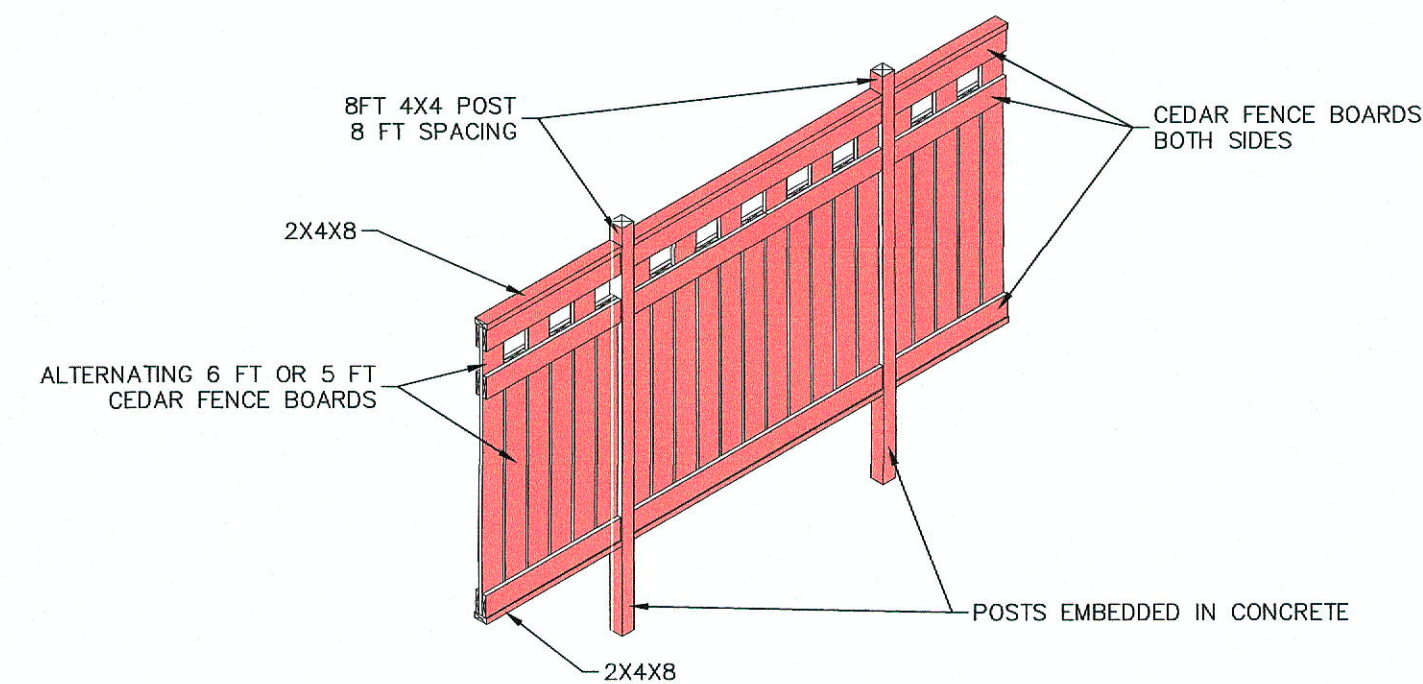
TREE MITIGATION:
 NUMBER OF SIGNIFICANT TREES TO BE CLEARED - 31 TREES
 NUMBER OF TREES TO BE PLANTED (3:1) - 93 TREES

31 TREES TO BE PLANTED PER LANDSCAPE PLAN
62 ADDITIONAL TREES TO BE PLANTED ONSITE OR PAY A FEE IN LIEU
FOR MITIGATION AT \$32.50 PER TREE.

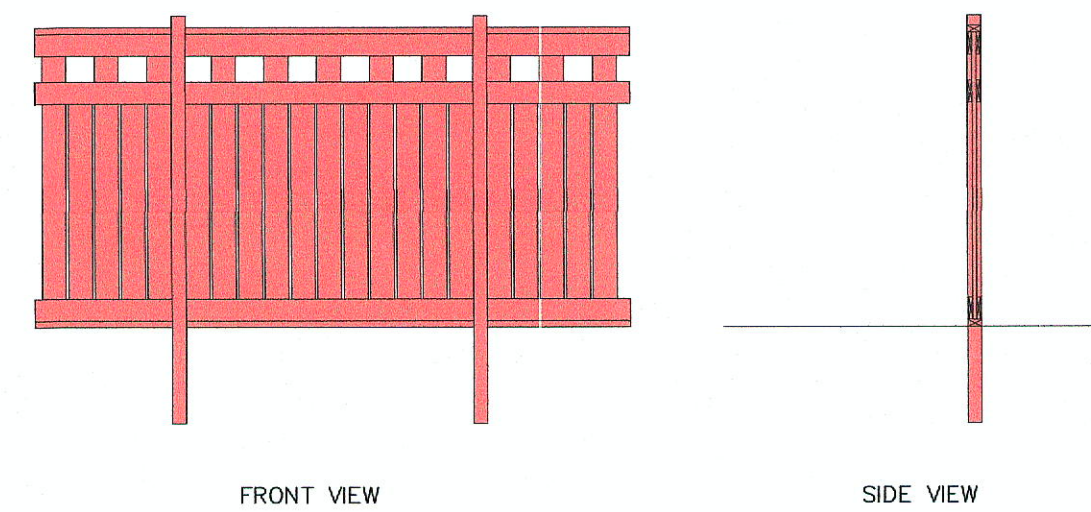
ALL TREES ONSITE ARE TO BE CLEARED.

LEGEND:

- | | |
|-------------|--|
| ---- | PROPERTY LINE |
| ---- | SECTION LINE |
| ---- | EASEMENT |
| ---- | ADJACENT PROPERTY LINE |
| ---- | ROAD CL (PLATTED) |
| ---- | ROAD CL (AS-BUILT) |
| /// | EXISTING EDGE OF PAVEMENT (TRAIL) |
| ---- | EXISTING EDGE OF CONCRETE |
| ---- | EXISTING CURB |
| SS-----SS | EXISTING SEWER LINE |
| -----W----- | EXISTING WATER LINE |
| SD-----SD | EXISTING STORM LINE |
| ■ | EXISTING CATCH BASIN |
| □ | EXISTING STORM DRAIN MANHOLE |
| ⌵ | EXISTING GATE VALVE |
| ⊡ | EXISTING WATER METER |
| ⊡ | EXISTING FIRE HYDRANT |
| ⊙ | EXISTING SEWER MANHOLE |
| ⊗ | EXISTING STREET LIGHT |
| ⊡ | EXISTING ELECTRICAL VAULT |
| ⬡ | FND. MON. AS NOTED |
| ⊙ | SET 1/2" x 24" REBAR & CAP L.S. 12716 U.O.N. |
| ⊙ | SET MAG NAIL & WASHER L.S. 12716 |
| | EXISTING CONCRETE |

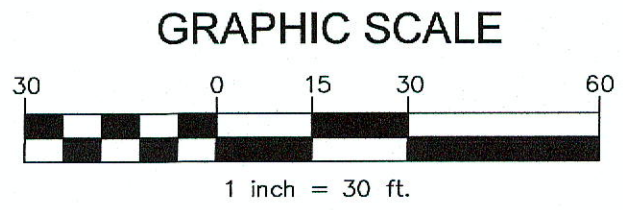


ISOMETRIC VIEW



FENCE DETAIL

NO SCALE



DATUM: NAVD 88 ADJUSTED TO SITE
SITE ELEVATION ADJUSTED TO MATCH 67TH AVE NE
IMPROVEMENTS ASBUILTS
WSDOT MON. ID. 3771
PUBLISHED ELEV. 160.393'
SURVEYED ELEV. 161.573'

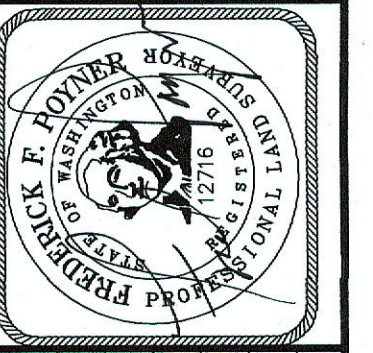
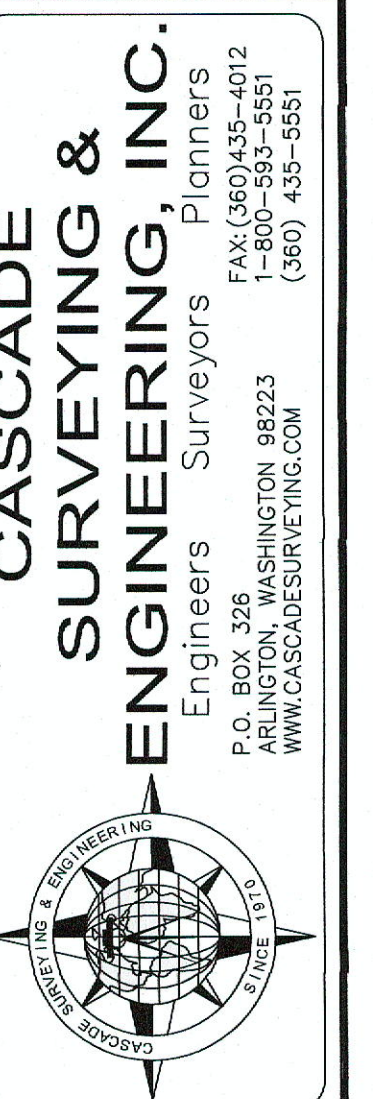
TBM A141-3-A
FND. BRASS 1/2" PIN W/ PUNCH
SET IN 4X4 CONC. BASE
ELEV.=152.37

NOTE:
TOPOGRAPHY & EXISTING FEATURES PER CASCADE SURVEYING &
ENGINEERING, MAY 2021 & OCTOBER 2021.

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

UTILITIES SHOWN PER FIELD MEASUREMENT OF SURFACE FEATURE
OBSERVABLE AND FOLLOWING ASBUILT PLANS PROVIDED BY CITY OF
ARLINGTON:

- 67TH AVE NE IMPROVEMENTS ASBUILTS
- THE WOODLANDS ASBUILTS

[illegible]

DESIGNED _____ JH _____ DATE 12/22
DRAWN _____ JH _____ DATE 12/22
CHECKED _____ KB _____ DATE 04/23
FIELD BOOK _____ ARL 141
REF: _____

GRANDVIEW NORTH LLC
IRONWOOD PLACE
EX. CONDITIONS & TREE SURVEY
CITY OF ARLINGTON
CITY FILE NO.:



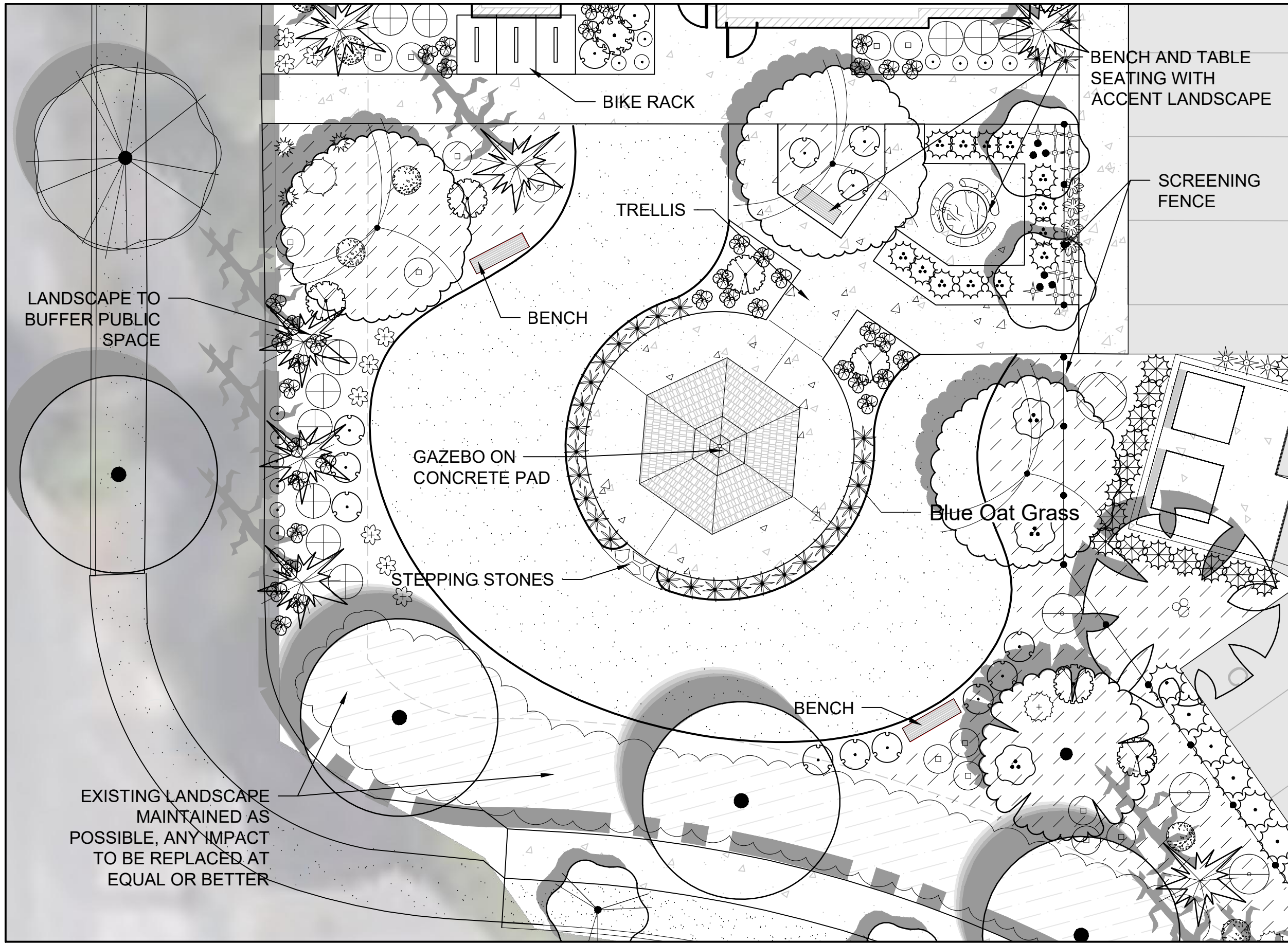
VEHICLE ACCOMODATION SHADE AREA
NO SCALE

Landscape Statistics		
INTERIOR SHADE TREES	1-1/2" caliper to be provided between buildings	provided per code.
STREET FRONTAGE	2" caliper approved tree every 30' o.c. required	provided per code.
SCREENING		
North PL	Type A - opaque screen to 6' high; min 5' wide	provided per code.
PARKING LOT LANDSCAPE	143 STALLS	
vehicle accommodation area	43,739 SF	
shade required (20% VAC)	8,747 SF required	9,251 SF provided
Number of trees required (1 tree / 5 stalls)	29 required	31 provided



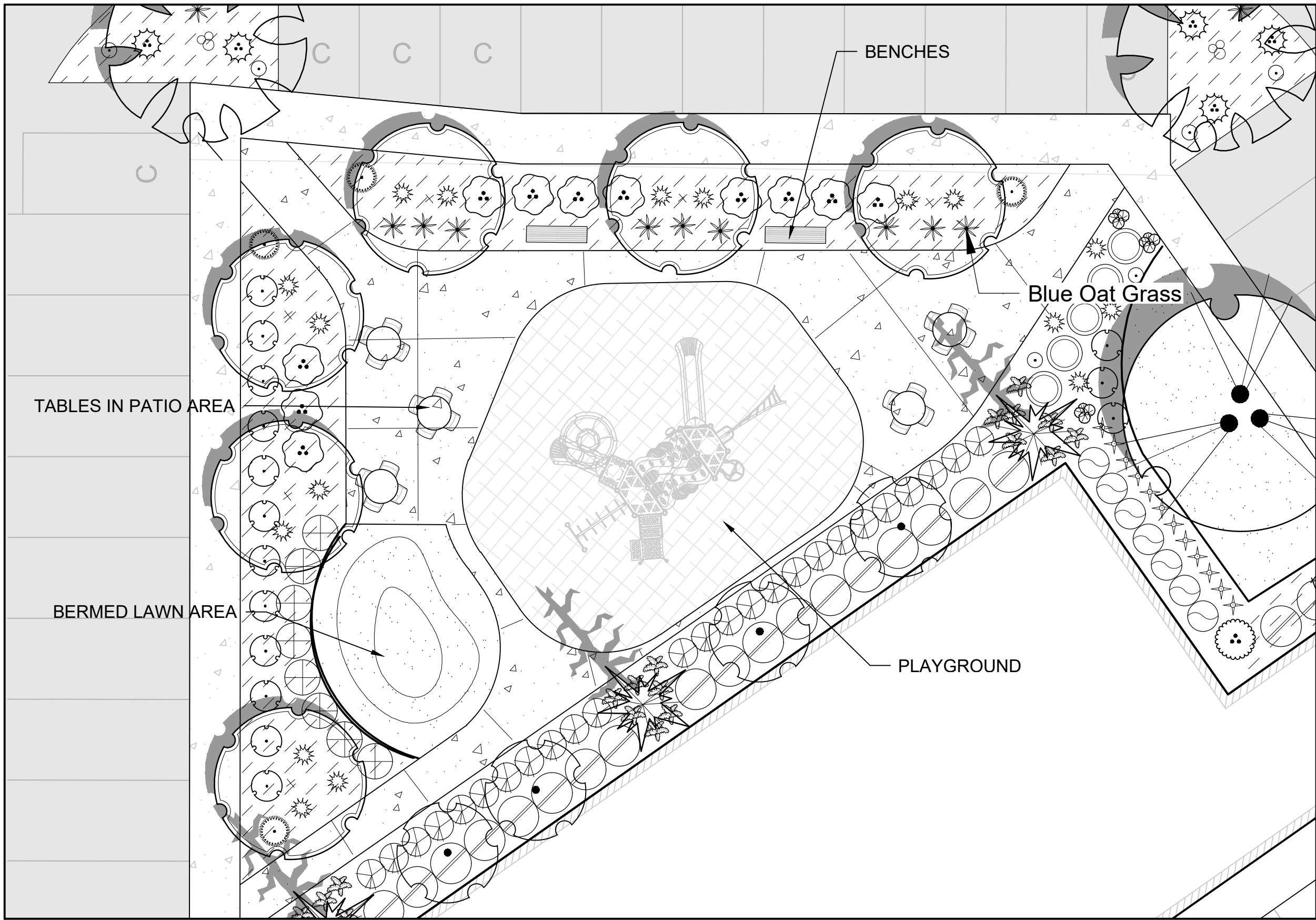
PLANTING PLAN
1" = 30'

PRELIMINARY PLANT SCHEDULE			
TREES	BOTANICAL NAME	COMMON NAME	SIZE
	Acer circinatum	Vine Maple	5 gal.
	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	2" Cal.
	Acer palmatum 'Dissectum atropurpureum'	Japanese Laceleaf Maple	2" Cal.
	Acer palmatum 'Twombly's Red Sentinel'	Twombly's Red Sentinel Japanese Maple	2" Cal.
	Betula nigra	River Birch	2" Cal.
	Cercidiphyllum japonicum	Katsura Tree	2" Cal.
	Chamaecyparis nootkatensis 'Green Arrow'	Green Arrow Nootka Cypress	7' Ht.
	Cornus kousa 'Satomi'	Satomi Red Kousa Dogwood	2" Cal.
	EXISTING TREE	DECIDUOUS	—
	Fraxinus americana 'Junginger' TM	Autumn Purple White Ash	2" Cal.
	Ginkgo biloba 'Goldspire'	Fastigate Maidenhair Tree	2" Cal.
	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Parrotia	2" Cal.
	Pseudotsuga menziesii	Douglas Fir	7' Ht.
	Pyrus calleryana 'Cleveland Select'	Chanticleer Callery Pear	2" Cal.
	Stewartia pseudocamellia	Japanese Stewartia	2" Cal.
	Tsuga mertensiana	Mountain Hemlock	6' Ht.
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	Acer circinatum	Vine Maple	5 gal.
	Buddleja x 'Purple Haze'	Lo & Behold Purple Haze® Butterfly Bush	2 gal.
	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki Cypress	5 gal.
	Cornus stolonifera 'Kelsey'	Kelsey Dogwood	2 gal.
	Cotinus coggygria	Smoke Tree	7 gal.
	Daphne x transatlantica 'BLAFRA'	Eternal Fragrance Daphne	2 gal.
	Forsythia x intermedia 'Fiesta'	Fiesta Forsythia	2 gal.
	Hydrangea macrophylla 'Blue Wave'	Blue Wave Lacecap Hydrangea	2 gal.
	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	5 gal.
	Ilex glabra	'Gem Box' Inkberry Holly	2 gal.
	Mahonia repens	Creeping Mahonia	2 gal.
	Nandina domestica 'Lemon Lime'	Lemon Lime Nandina	2 gal.
	Nandina domestica 'Moon Bay' TM	Heavenly Bamboo	2 gal.
	Osmanthus heterophyllus 'Goshiki'	Goshiki Holly Olive	2 gal.
	Pieris japonica 'Cavatine'	Lily of the Valley Bush	2 gal.
	Pinus mugo 'Mops'	Mops Mugo Pine	2 gal.
	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	2 gal.
	Rhododendron schlippenbachii	Royal Azalea	5 gal.
	Rhododendron x 'Dreamland'	Yaku Dreamland Rhododendron	2 gal.
	Rhododendron x 'Girard's Pleasant White'	Girard's Pleasant White Evergreen Azalea	2 gal.
	Rhododendron x 'P.J.M.'	PJM Rhododendron	2 gal.
	Rhododendron x 'Ramapo'	Ramapo Rhododendron	2 gal.
	Rhododendron x 'Taurus'	Taurus Rhododendron	2 gal.
	Sarcococca hookeriana humilis	Trailing Sweetbox	2 gal.
	Sarcococca ruscofolia	Fragrant Sarcococca	2 gal.
	Spiraea japonica 'Little Princess'	Little Princess Japanese Spirea	2 gal.
	Syringa patula 'Miss Kim'	Miss Kim Lilac	2 gal.
	Taxus cuspidata 'Emerald Spreader' TM	Emerald Spreader Japanese Yew	2 gal.
	Thuja occidentalis 'Emerald'	Emerald Arborvitae	5' Ht.
	Viburnum davidii	David Viburnum	2 gal.
	Viburnum plicatum 'Newzam'	Newport Dwarf Doublefile Viburnum	5 gal.
	Weigelia florida 'Midnight Wine' TM	Weigelia	2 gal.



RECREATION AREA A - (ALONG 67th)

1" = 10'



RECREATION AREA B - (INTERIOR)

1" = 10'



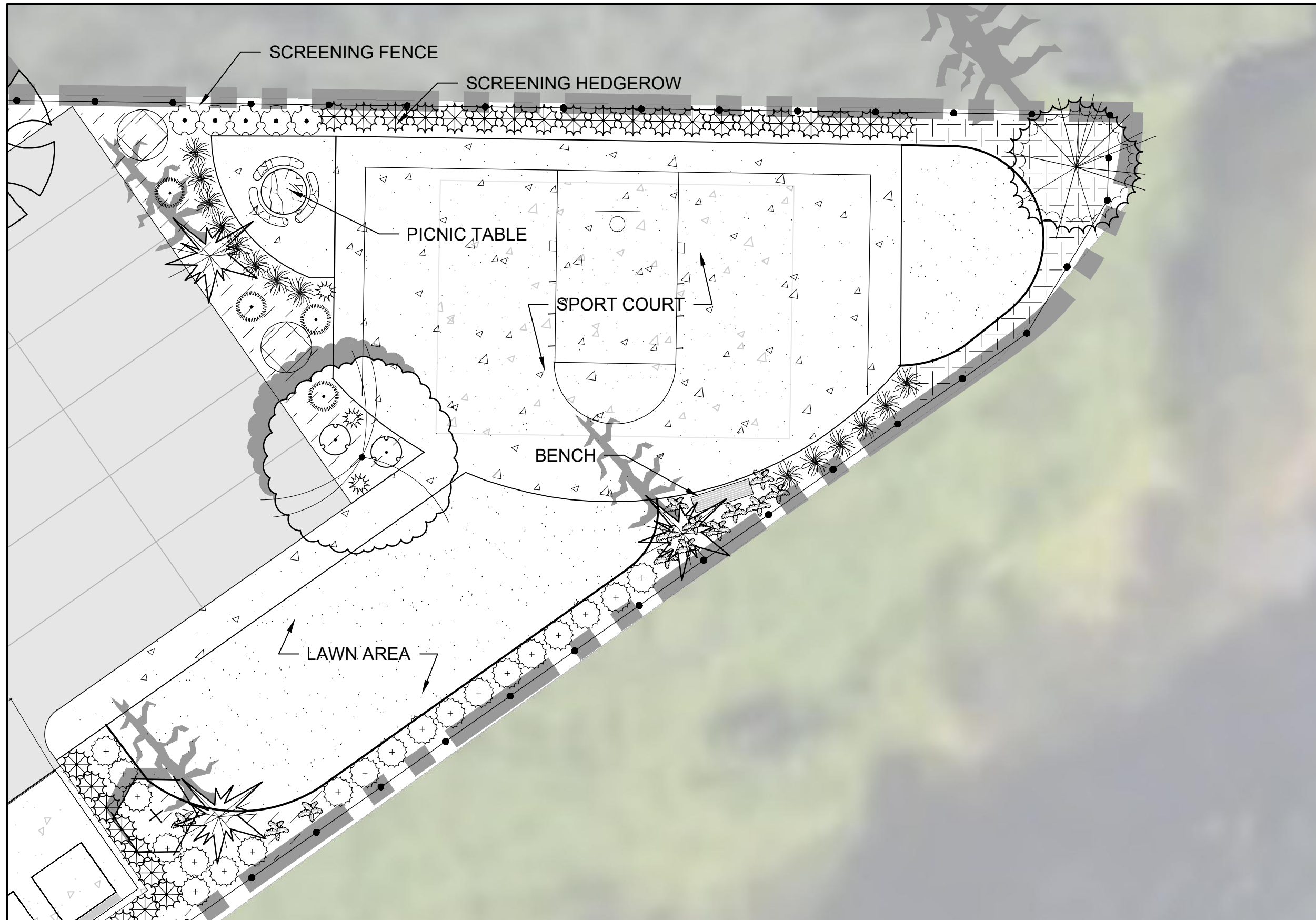
1 | BIKE RACK

L-2 | NO SCALE



1 | GAZEBO PAVILLION

L-2 | NO SCALE



RECREATION AREA C - (INTERIOR)

1" = 10'



2 | BENCH

L-2 | NO SCALE



Ironwood Place - Arlington WA

CUP Landscape Plan

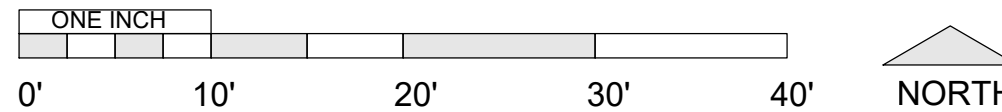
Prepared for:

Grandview North LLC
Arlington, WA

contact: Scott Wamack

Prepared by:

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

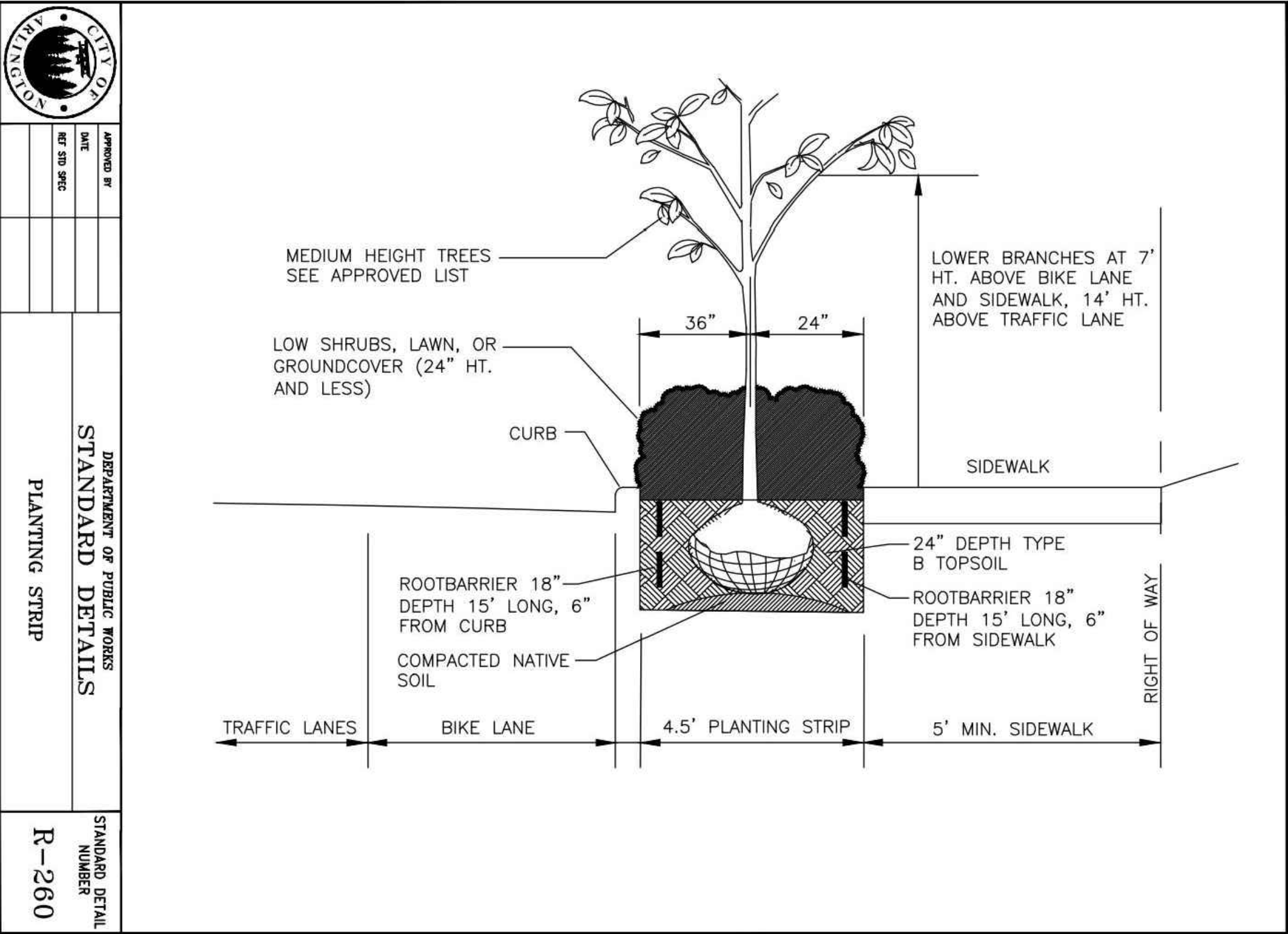


L2

March 8, 2022

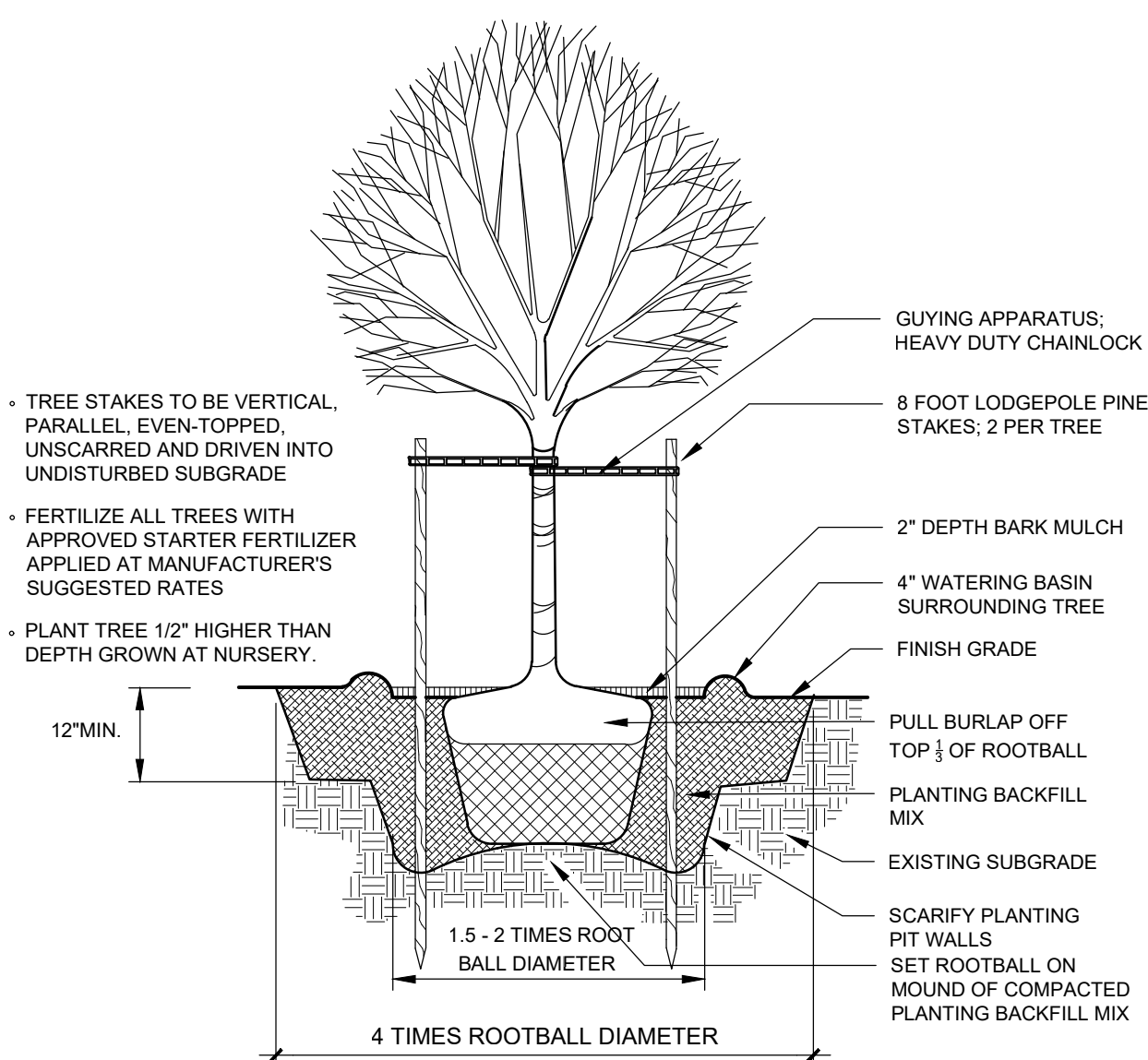
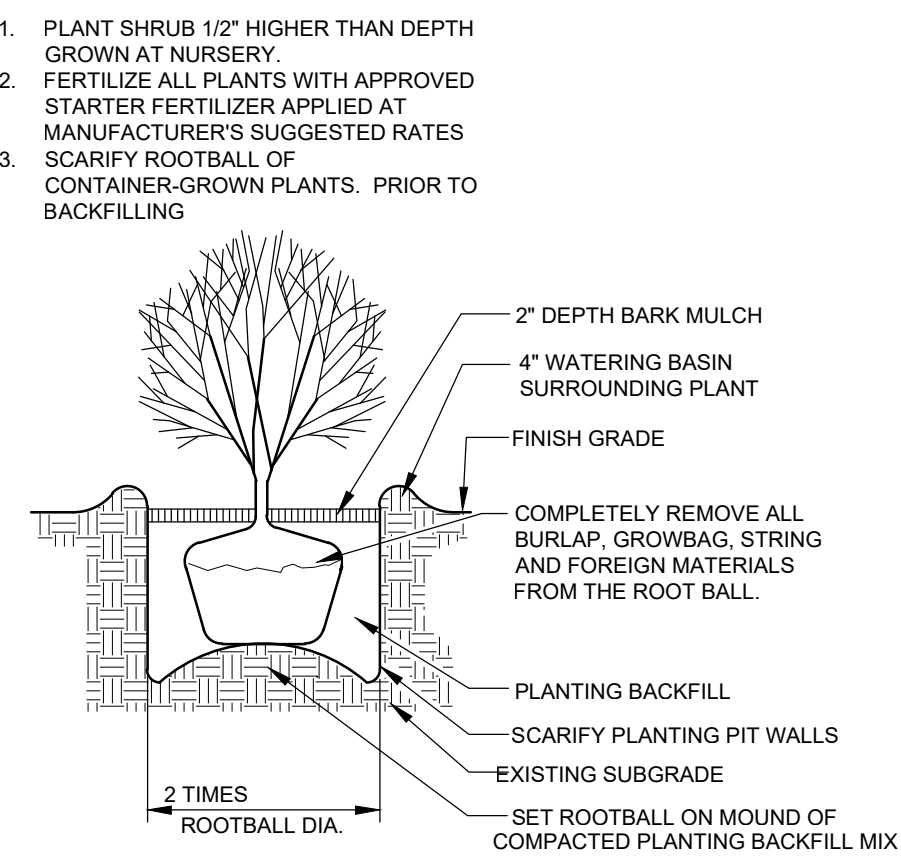
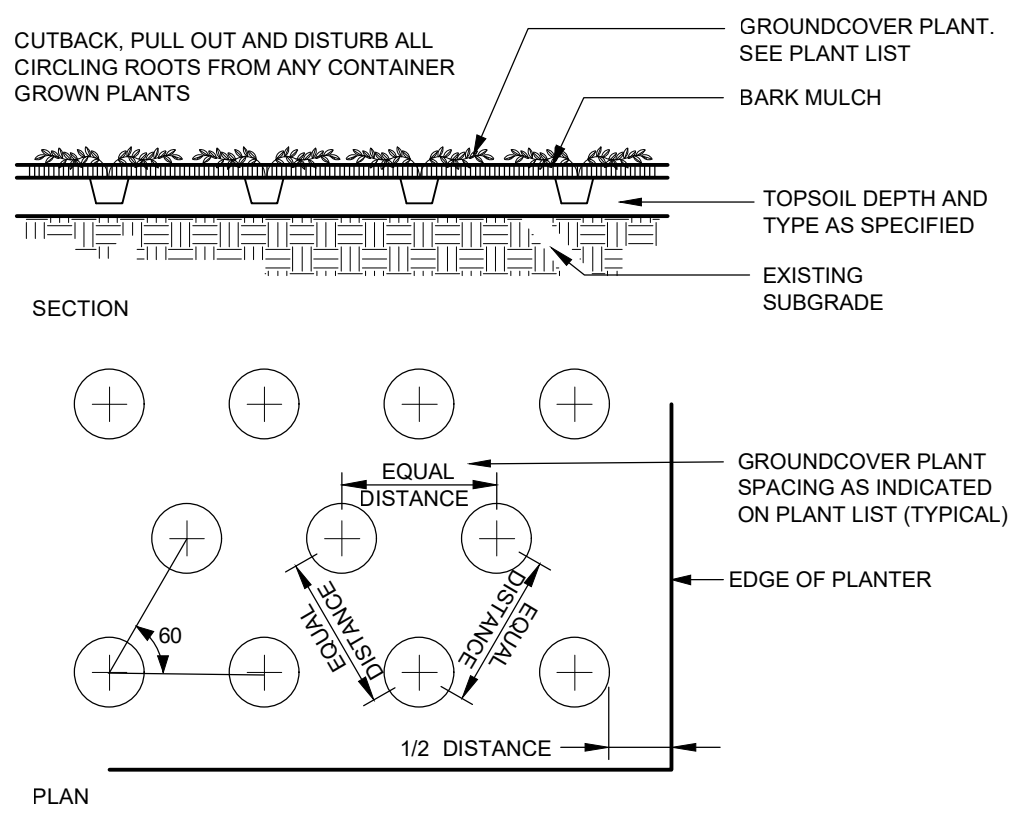
SELECTED SPECIFICATIONS:
Model: 350-1733 (or owner approved equal)
Color: per owner
Distributor: Northwest Playground and Equipment, Eric Arnesen, 800-726-0031

Safety surface requirements to be provided by manufacturer.

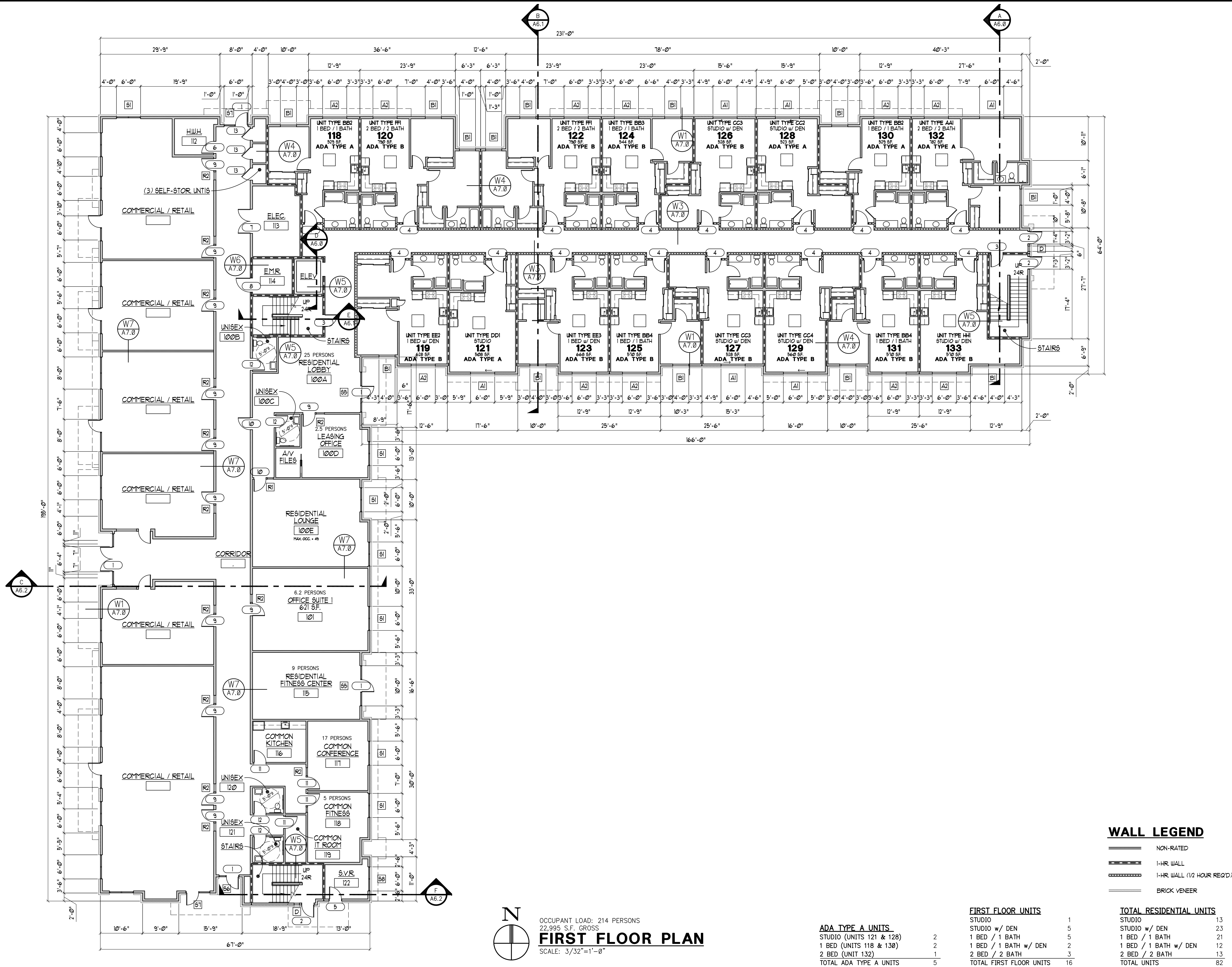


1 | PLAYGROUND
L-3 | NO SCALE

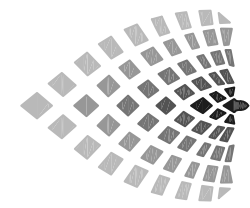
2 | COA ROOTBARRIER DETAILS
L-3 | NO SCALE



3 | TYPICAL PLANTING DETAILS
L-3 | NO SCALE



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REGISTERED
ARCHITECT
GLENN C. WELLS
STATE OF WASHINGTON
EXPI. 12-31-25

city issue: -

date: 02-20-23

drawn: R.C.T.

checked: G.C.W.

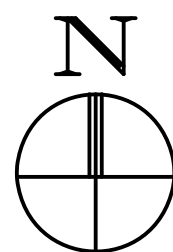
sheet no. 1

title: FIRST FLOOR PLAN

BUILDING 1

IRONWOOD APARTMENTS
18725 67TH AVE NE, ARLINGTON, WA

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

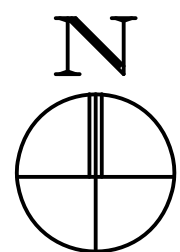


OCCUPANT LOAD: - PERSONS
23,790 S.F. GROSS
SECOND FL
SCALE: 3/32"=1'-0"

SECOND FLOOR PLAN

SCALE: $3/32"=1'-0"$

<u>SECOND FLOOR UNITS</u>	
STUDIO	6
STUDIO w/ DEN	9
1 BED / 1 BATH	8
1 BED / 1 BATH w/ DEN	5
2 BED / 2 BATH	5
<u>TOTAL SECOND FLOOR UNITS</u>	33



OCCUPANT LOAD: — PERSONS
23,841 S.F. GROSS

THIRD FLOOR PLAN

SCALE: 3/32"=1'-0"

THIRD FLOOR UNITS

STUDIO	9
STUDIO w/ DEN	9
1 BED / 1 BATH	8
1 BED / 1 BATH w/ DEN	5
2 BED / 2 BATH	5
TOTAL THIRD FLOOR UNITS	33

sheet no. title:

THIRD FLOOR PLAN
BUILDING 1
188TH ST NE
ARLINGTON, WASHINGTON

A3.0

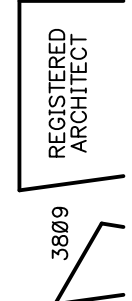
date: —

drawn: R.C.T.

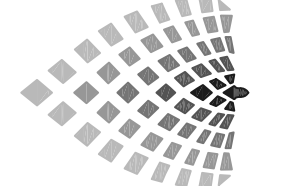
checked: G.C.W.

city issue: —

revisions:



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STATE OF WASHINGTON
LICENSE NO. 13893



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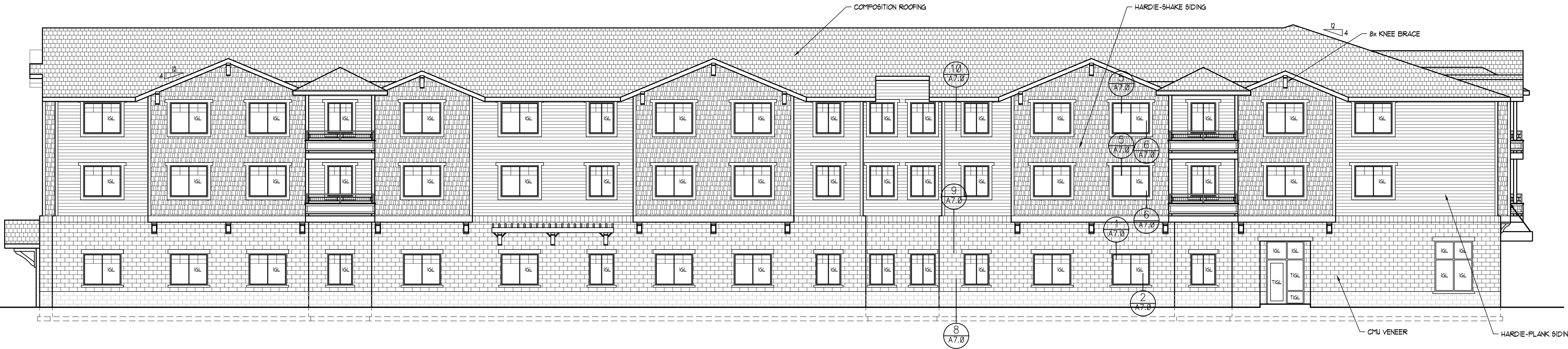
324 WEST BAY DRIVE NW
SUITE 214
OLYMPIA, WA 98502
(360) 239-5871
glennwellsarchitect@gmail.com



WEST ELEVATION

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

NOTE:
110 LF. OF GLAZING
= 56% > 50% OK



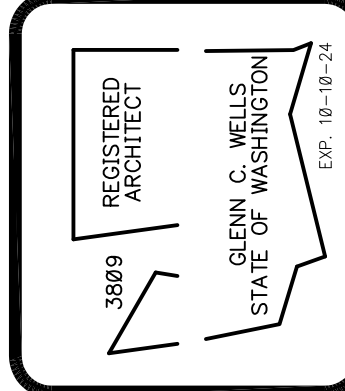
NORTH ELEVATION

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

sheet no.	title:
1	ELEVATIONS
A5.0	BUILDING 1 IRONWOOD APARTMENTS 18725 67TH AVE NE, ARLINGTON, WA

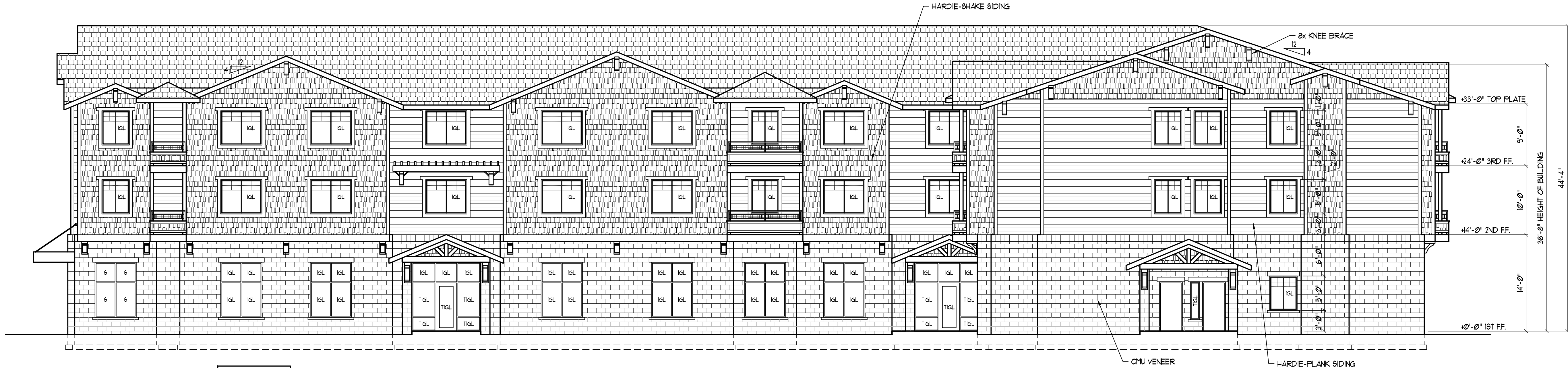
date:	02-20-23
drawn:	R.C.T.
checked:	G.C.W.

city issue:	-
revisions:	

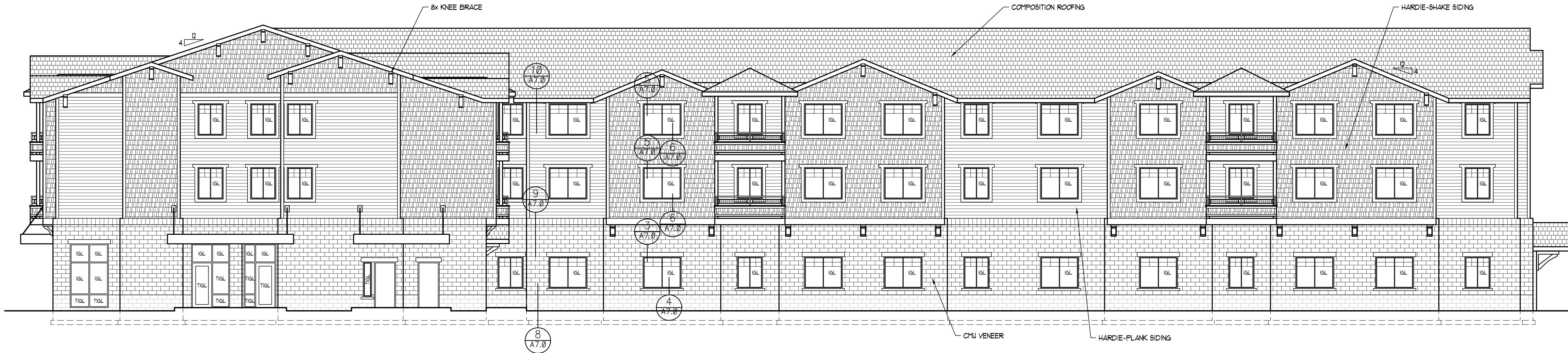


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SUITE 214
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glennwellsarchitect@gmail.com

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



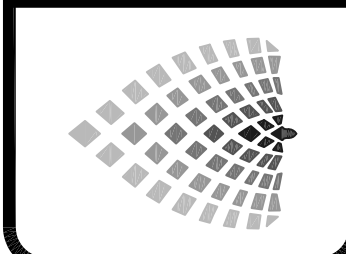
SOUTH ELEVATION
SCALE: 1/8"=1'-0"

sheet no.	title:
1	ELEVATIONS
A5.1	BUILDING 1 IRONWOOD APARTMENTS 18725 67TH AVE NE, ARLINGTON, WA

date:	02-20-23
drawn:	R.C.T.
checked:	G.C.W.

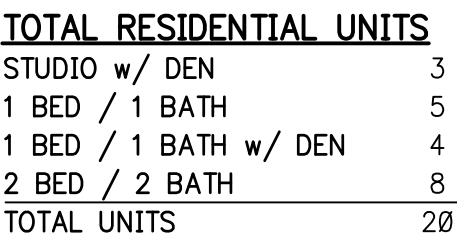
city issue:	-
revisions:	

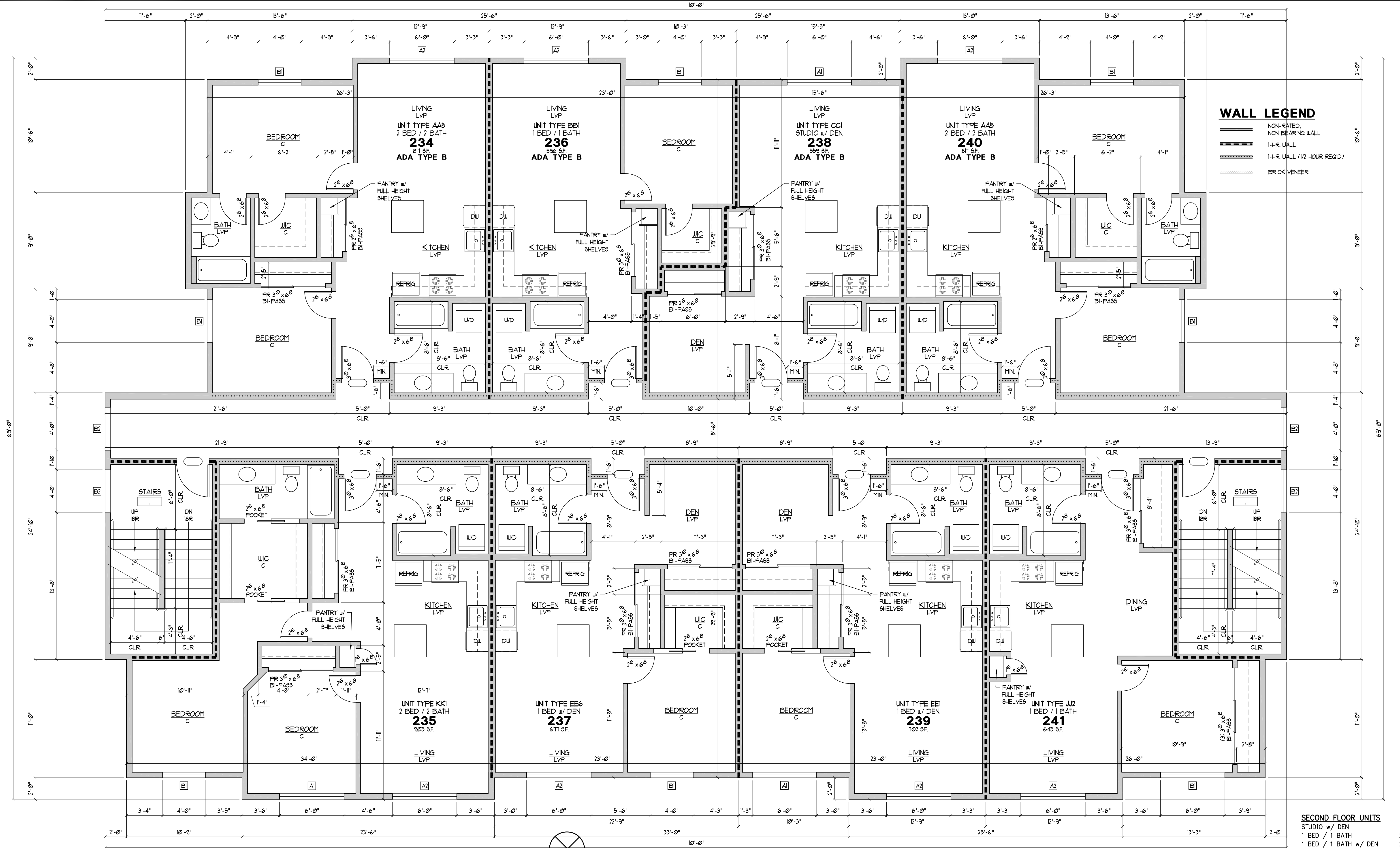
10890 REGISTERED ARCHITECT	GLENN C. WELLS STATE OF WASHINGTON 1987-10-14-23
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(360) 239-5971
glennwellsarchitect@gmail.com





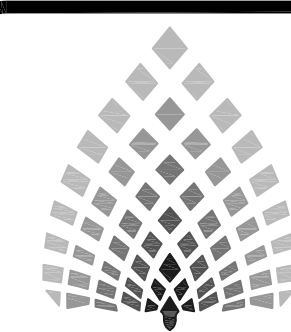
SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

OCCUPANT LOAD: - PERSONS
6,763 S.F. GROSS

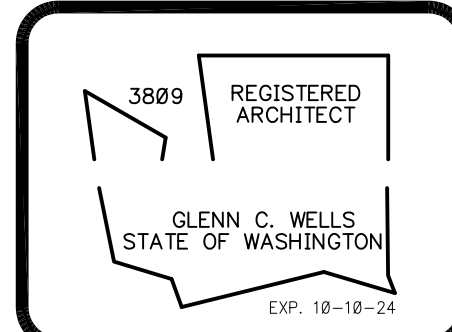
SECOND FLOOR UNITS

UNIT	TYPE	SQ. FT.
234	ADA TYPE B	817 SF
236	ADA TYPE B	596 SF
238	ADA TYPE B	593 SF
240	ADA TYPE B	817 SF
235	UNIT TYPE KK1	905 SF
237	UNIT TYPE EE6	611 SF
239	UNIT TYPE EE1	102 SF
241	UNIT TYPE JJ2	645 SF



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glennwellsarchitect@gmail.com



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

city issue: -
revisions: -

title:

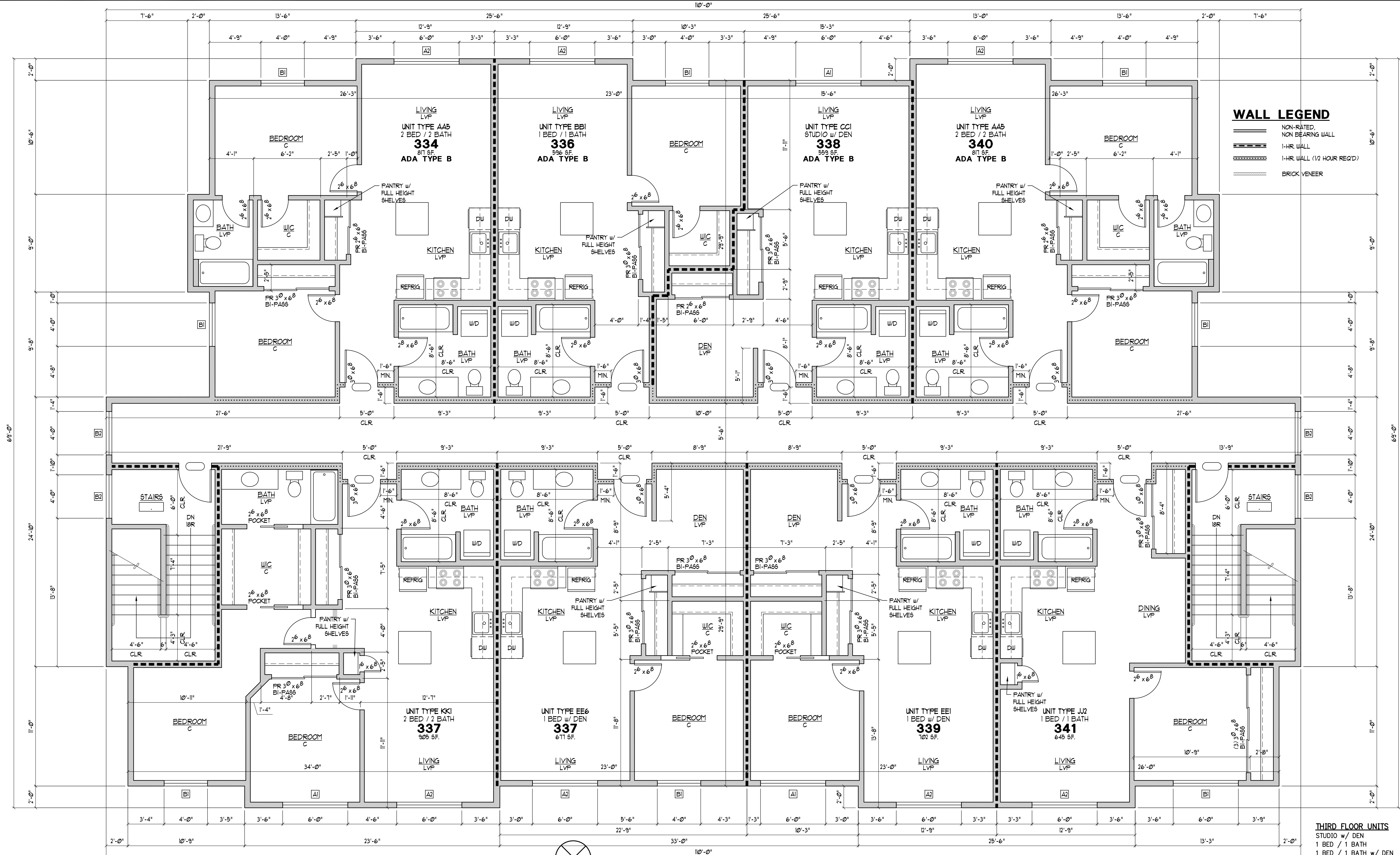
**SECOND FLOOR PLAN
BUILDING 2**

188TH ST NE, ARLINGTON, WASHINGTON

sheet no.

A2.0

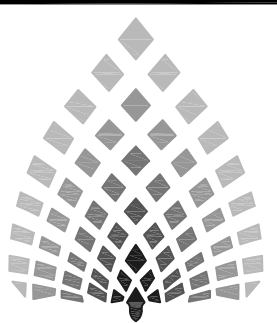
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THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

OCCUPANT LOAD: - PERSONS
6,763 S.F. GROSS

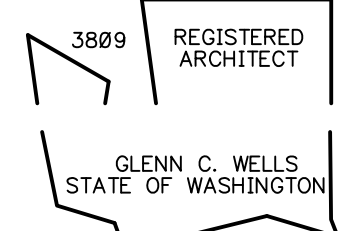
THIRD FLOOR UNITS	
STUDIO w/ DEN	1
1 BED / 1 BATH	2
1 BED / 1 BATH w/ DEN	2
2 BED / 2 BATH	3
TOTAL THIRD FLOOR UNITS	8



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ARCHITECT



GLENN C. WELLS
STATE OF WASHINGTON
EXP. 18-18-24

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

city issue:	-
revisions:	-

title:	THIRD FLOOR PLAN BUILDING 2 - 188TH ST NE, ARLINGTON, WASHINGTON
sheet no.	A3.0



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



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



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

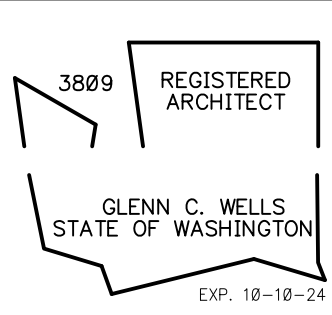


NORTH ELEVATION
SCALE: 1/8"=1'-0"



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glennwellsarchitect@gmail.com



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

city issue: -
revisions: -

title:
**ELEVATIONS
BUILDING 2**
-
188TH ST NE, ARLINGTON, WASHINGTON

sheet no.
A5.0