

Design Standards Compatibility Matrix *

No.	Standards	Applicant Findings
2.1 Pedestrian Environment - Access to Buildings from the Street		
2.1.3(a)	Provide clearly marked entries from the street. Entries from parking lots shall be subordinate to those related to the street.	The residential garden style buildings have entrances facing the parking area though main pedestrian pathway will connect them to the street making access clear
2.1.3(b)	Parking garage entries shall be designed to complement, but not subordinate the pedestrian entry.	No parking garage in this project
2.1.3(c)	Parking lots and garages, when possible, will be accessed from alleys or side streets.	The main parking lot is to be accessed from the side street 183rd, a secondary parking area to be located, in phase II, North of the retail strip with access from Smokey Point
2.2 Pedestrian Environment - Screening Blank Walls and Retaining Walls		
2.2.3(a)	Buildings may not orient large areas of blank walls to the street.	Retail portion and residential are to be provided with plenty of glazing facing sidewalk, streets and plaza to satisfy this requirement
2.2.3(b)	Ends of buildings shall be designed and articulated with the windows and other architectural elements.	All buildings are to be designed with facade modulations, roof variations and glazing articulations.
2.2.3(c)	Screen blank walls with landscaping, architectural features, or art. Examples of such treatment include, but are not limited to:	
2.2.3(c)1	Installing trellises for vines and other plant material in conjunction with a planting strip.	to be considered and possibly included
2.2.3(c)2	Provide landscaped planting beds.	Planting beds are to be included
2.2.3(c)3	Incorporating artwork (a mural, sculpture, relief, etc.) on the wall surface.	to be considered and possibly included
2.2.3(c)4	Incorporating decorative tile, or masonry of varying materials or patterns.	to be considered and possibly included
2.3 Pedestrian Environment - Service Element Screening		
2.3.3.1	Use generous and appropriate plant material in well maintained planting beds to create a visual buffer to service elements. Vegetation shall be of hardy native varieties and must be at least 50% non-deciduous to provide screening throughout the year. Incorporate planting beds and low planter walls as part of the architecture. Provide a framework of plants to grow on like an arbor or trellis.	This proposed project is to have a fair amount of landscaping to suffice requirements and some more to create diversity and variations helping the pedestrian experience and relation between buildings, and to situate well the project within its neighboring context.

No.	Standards	Applicant Findings
2.3.3.2	Provide a durable and attractive structure to screen dumpsters and trash areas (not chain link or even slatted chain link). Trash areas may not open directly onto the sidewalk. Dumpsters must never be located in the pedestrian right-of-way.	Pleasant to the eye fencing and landscaping are to be provided to help ease the visual negative impact of trash/dumpster areas.
2.3.3.3	Utility meters, electrical conduit, and other service lines may not be mounted on the facade facing the street and should not be visible from the street.	Those are to be enclosed and not visible from the street
2.3.3.4	Gutter downspouts on the front facade shall be visibly integrated into the design of the building.	Design intent is to integrate those to work well with the entire facade

No.	Standards	Applicant Findings
2.4 Pedestrian Environment - Screening Parking Lots		
2.4.3.1	All parking lots and storage, loading, or maintenance areas within visual proximity of the public sidewalk shall be screened from the sidewalk by one of these two methods:	
2.4.3.1(a)	Provide a screen wall at least 2-1/2 feet high, of durable and attractive materials. Incorporate a continuous trellis of grillwork with climbing plants.	To be considered and possibly included
2.4.3.1(b)	Provide a landscaped perimeter bed or hedge as shown.	This landscape strategy is to be implemented for both phase I & phase II
2.4.3.2	Fences around parking areas shall be decorative iron, masonry, rock, wood, or similar permanent material and not be more than 70% solid.	To be considered and possibly included

No.	Standards	Applicant Findings
2.7 Pedestrian Environment - Lighting Design		
2.7.3.1	Provide indirect light to the sidewalk below lighting elements in the street environment like trees, walkways, canopies and entryways.	It is implemented and need further development with lighting consultant
2.7.3.2	Provide pedestrian scale lighting with 10'-12' pole heights throughout residential and shopping streets and parking areas. Lighting bollards 3'-4' in height can illuminate paths and walkways.	It is implemented and need further development with lighting consultant
2.7.3.3	Shield the source of the light to reduce glare to public thoroughfares and adjacent properties.	Need further development with lighting consultant
2.7.3.4	Large pole mounted lighting may be inappropriate around residences if not properly sited and directed to eliminate glare.	To be considered and need further development with lighting consultant

No.	Standards	Applicant Findings
2.7.3.5	Exterior lighting shall be an integral part of the architectural and landscape design of any project. Fixture style and design should be compatible with the building design, while providing appropriate and safe levels of lighting. Use lighting to accent architectural features of a building.	It is part of the design intent and need further development with lighting consultant
3.1 Landscape Design - Continuity Along the Street		
3.1.3.1	Infill development on existing streets shall enhance and preserve the distinctive, positive qualities of the streetscape.	To be considered and applied

3.1.3.2	There are several ways to enforce the landscape design character of the local neighborhood, any of which may be appropriate (see adjacent notes). Reinforcing the Existing Landscape Character <i>Street trees</i> —If a street has a uniform pattern of street trees, plant new street trees that match (preferable) or complement the species in color, ultimate size and other physical characteristics. <i>Similar plant materials</i> —The lots on many streets feature plant materials typical of a particular historic period or neighborhood. Emphasis on these species will help a new project fit into the local context. <i>Similar landscape designs</i> —Some streets feature lawns and symmetric, formal, clipped plantings while other streets feature more naturalistic, asymmetric plantings. <i>Similar construction materials, textures, colors, or elements</i> —Extending a low brick wall, using paving similar to a neighbors' or employing similar stairway construction are ways to achieve greater design continuity. <i>Similar landscape fixtures and levels</i> —Using consistent pedestrian scale light fixtures help create continuity of scale and light level.	To be considered and possibly applied
Landscape Design - Parking Lots		
3.2.3.1	As well as providing a landscaped or screened perimeter, integrate deciduous trees and planting beds into the parking areas.	To be considered and included
3.2.3.2	Landscaping should be drought resistant. Drip Irrigation is encouraged for all planting beds. Indigenous varieties of plant species are recommended.	To be considered and applied
3.2.3.5	Tree locations shall be coordinated with the parking area luminaires and utility locations to ensure minimum light levels are maintained after tree maturation.	To be considered and applied as needed
4.1 Transition Between Occupied Spaces and Street		
4.1.3.1	Provide appropriate screening and buffering to create a physical separation between pedestrians on the sidewalk and the windows of occupiable units.	To be considered and applied as needed
4.1.3.2	Raise ground level windows and/or provide general landscaping as a transition, where building setbacks are minimal and the privacy of the occupants is compromised.	To be considered and applied as needed
4.1.3.3	Partially enclosed outdoor occupiable areas, like porches, provide a transition to occupants and a zone that encourages social interaction between neighbors.	To be considered and applied where needed
4.1.3.4	When appropriate, define courtyards and yard with landscaping and low fences. Fences that face the street should be more than 70% solid.	To be considered and applied as needed

No.	Standards	Applicant Findings
4.1.3.5	Chain link fences, having a negative character, are not an appropriate edge along sidewalks and shall not be used.	No chain fencing is considered for this project
5.1 Neighborhood Character - Creating Streetscape Compatibility		
5.1.3.1	Site buildings on a property to acknowledge and reinforce the existing characteristics of the street. In established neighborhoods set the building back from the street approximately the same distance as neighboring buildings.	To be considered though this is a different project type in its form related to its neighbors.
5.2 Neighborhood Character - Orienting the Building to the Street		
5.2.3.1	All buildings shall provide a front face to the street. Building facades shall relate to the street.	The retail portion of this project has its facade facing the street, regarding the multi-family component and being in a garden style layout all buildings are not going to face the street though the ones that are are to be treated as front facade to help create a presence on the street.
5.2.3.2	Buildings shall not be sited in ways that make their entrances or intended use unclear to approaching visitors.	Being a garden style development the pedestrian path system will help identify direction and entry locations.
5.2.3.3	The main approach to any building should not be off a parking lot. Avoid parking cul-de-sacs in suburban development that impede pedestrian circulation.	Being in a garden style layout each building is to have a direct access to the street via its pedestrian network well lit, identified and generous.
5.2.3.4	Provide clear pedestrian entries from the street and not just from adjacent parking areas.	Being in a garden style layout each building is to have a direct access to the street via its pedestrian network well lit, identified and generous.
5.2.3.5	Compose architectural elements to add interest to the building facade.	Roof, facade modulation, material variations, timber framing and details to be used to make building interesting and unique

No.	Standards	Applicant Findings
5.3 Neighborhood Character - Compatibility within Emerging Centers		
5.3.3.1	Within the context of higher density, mixed residential and commercial zones, buildings shall be sited to orient to the street and respect adjacent residential projects.	Efforts are made to study the site context, its neighbors and try to create a good relationship between the proposed and the existing fabric and its built environment.
5.3.3.2	Residential uses are compatible with other uses if sited properly to take into account views of parking and negative building services like trash areas, and pedestrian circulation. Certain late-night uses may not be as compatible and shall be sited accordingly.	The proposed project is mixed use with the residential portion separated by landscaping and distance so avoiding direct contact/interferences between the different usages.

No.	Standards	Applicant Findings
6.1 Retaining Privacy and Solar Access		
6.1.3.1	New buildings that project beyond the homes on adjacent lots shall be carefully designed to reduce their impacts. Buildings can address this issue in several recommended ways:	

No.	Standards	Applicant Findings
6.1.3.1(a)	Limit the length and height of the projection into the rear yard area to reduce impact on neighbors' yards.	considered and applied as needed and required
6.1.3.1(b)	Step back the upper floors or increase the side setback so that sunlight is not totally blocked from reaching adjacent yards.	considered and applied as needed and/or required
6.1.3.1(c)	Windows, decks, and balconies overlooking neighboring yards shall be minimized and/or screened to enhance privacy.	carefully considered and applied as needed and/or required
6.2 Parking Adjacent to Residences		
6.2.3(a)	Parking, except on the street edge, shall not be located between the residences and the street. Surface parking which cannot be located to the rear of the development may be located toward the side if screened from adjacent residences. Provide a screening wall to buffer the visual and audible impacts of automobiles. The height of the screen shall be sufficient to prevent direct views from the parking lot into the first floor of the residential units on adjacent lots and block headlights.	Due to the garden style composition most of the parking areas are to be located in the center and away from the street and adjacent lots. Though, to provide adequate parking for all, some areas are to be exposed and, to diminish visual and audible impacts, strategies like landscaping and screening are to be used.
6.2.3(b)	Provide screening walls of solid and attractive materials, such as masonry, ironwork, rock or wood (but not chain link), or landscaping.	carefully considered and applied as needed and/or required
6.2.3(c)	Provide trees, trellises or other coverings that reduce the views of parking lots from neighboring homes.	carefully considered and applied as needed and/or required
6.2.3(d)	Locate and aim parking lots and other site lighting so that it does not cause glare and intrusive light patterns into neighboring residential properties. Lighting shall be of a pedestrian scale with pole heights and lighting fixtures that reduce glare.	carefully considered and applied as needed and/or required
7.1 Creating Usable Open Space		
7.1.3.1	Organize and site buildings to create usable open space by creating one or more of the following:	

7.1.3.1(a)	Well landscaped courtyards to be usable by the occupants and visible from the units to enhance security.	This project is to have outdoor play and gathering areas through out the site. All those areas are to be visible from the residences, well lit and located.
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No.	Standards	Applicant Findings
7.1.3.1(b)	Individual outdoor spaces for all ground floor units.	to be provided
7.1.3.1(c)	Rooftop decks, balconies and well defined patios.	to be provided
7.1.3.1(d)	Play areas for children, located away from the street edge and parking lots.	to be provided
7.1.3.1(e)	Group or individual gardens/small plots for residents' use.	to be considered
7.1.3.2	Open space must be large enough to accommodate human activity and seating. Balconies must be at least 6' deep.	to be compliant
7.1.3.3	Orient outdoor spaces to receive sunlight. When possible, orient spaces to face east, west, or preferably south.	to be considered and provided if doable
7.1.3.4	Provide paths, site furniture, lighting, and elements that will make outdoor spaces more enjoyable and better used.	to be considered and provided if doable
7.1.3.5	Multi-family residential building complexes shall acknowledge and provide recreation activity space for toddlers and other children.	to be provided

No.	Standards	Applicant Findings
7.2 Siting - Siting Parking Areas		
7.2.3.1	Locate parking lots for more than one car to the sides and rear of buildings. Parking lots shall not be located in front yards.	See 6.2.3(a)
7.2.3.3	Do not allow driveways and garages to dominate the street front.	to be compliant
7.2.3.4	Provide access to parking off of alleys when available, to reduce curb cuts across sidewalks.	access to be provided from secondary street for the residential component and from Smokey Point for the small retail parking area to the North
7.2.3.5	Provide on-street parallel parking when appropriate.	not applicable
7.2.3.6	Provide clear, well-lit paths from parking areas to the street and building entrance.	to be provided
7.3 Siting - Siting Service Elements		
7.3.3.1	Locate service areas to not have a negative visual or physical impact on the street environment.	to be provided
7.3.3.2	Site and/or screen mechanical equipment so as not to be seen from the sidewalk.	to be considered and provided if doable

No.	Standards	Applicant Findings
7.3.3.3	When possible, locate services for trash, recycling and loading in an enclosed service room off an alley, side drive or within a parking garage.	to be provided and screened within parking area
7.3.3.4	When service elements must be visible from the street follow 2.3.3.2 Screening Dumpsters and Trash Areas.	to be compliant
7.3.3.5	Pedestrian access shall not be blocked by service elements.	to be compliant
7.3.3.6	Service elements like mailboxes, utility meters, trash facilities and lighting shall be incorporated into the overall design of the project.	to be considered and provided if doable

No.	Standards	Applicant Findings
8.1 Integrating Transit into Site Planning		
8.1.3.1	In projects of greater than twenty (20) leaseable units, project applicants shall identify (to the reviewers) transit alternatives and existing transit stops within close proximity to the occupants of the project.	There is a bus stop within 50' and across Smokey Point from the site located at the intersection of Smokey Point Blvd & 183rd PI NE.
8.1.3.2	If accessibility to transit by the occupants can be enhanced, place new transit stops in coordination with the transit provider.	to be considered and provided if doable
8.1.3.3	Incorporate when possible a shelter as an integral part of the building design.	to be considered and provided if doable
8.1.3.4	Place any large parking areas at the side or rear of the site.	not applicable; access from 183rd PI NE
8.1.3.5	Connect building entrances, transit facilities, and parking areas by paved sidewalks.	to be compliant
8.1.3.6	Design a site free of pedestrian barriers. (Good design intentions like walls, swales, and landscaping can obstruct pedestrian travel.)	to be compliant
8.1.3.7	Provide pedestrian facilities like benches with back rests, trash containers, clear signage, pedestrian lighting and well maintained landscaping adjacent to transit stops.	to be provided in phase II along East side of Smokey Point Blvd
8.1.3.8	Orient building entrances toward transit facilities, and clearly mark routes to those facilities.	to be considered and provided if doable

* This matrix came from the City of Arlington Development Design Standards.

DRAWINGS ARE NOT TO SCALE UNLESS PRINTED ON 24"x36"



GOLDSTREAM VENTURE PARTNERS
8405 35TH AVENUE, NE
ARLINGTON, WA 98223

DATE	REVISIONS	DESCRIPTION

PROJECT: 2003
PM: JSC

ENTITLEMENT SUBMITTAL
12.14.2020



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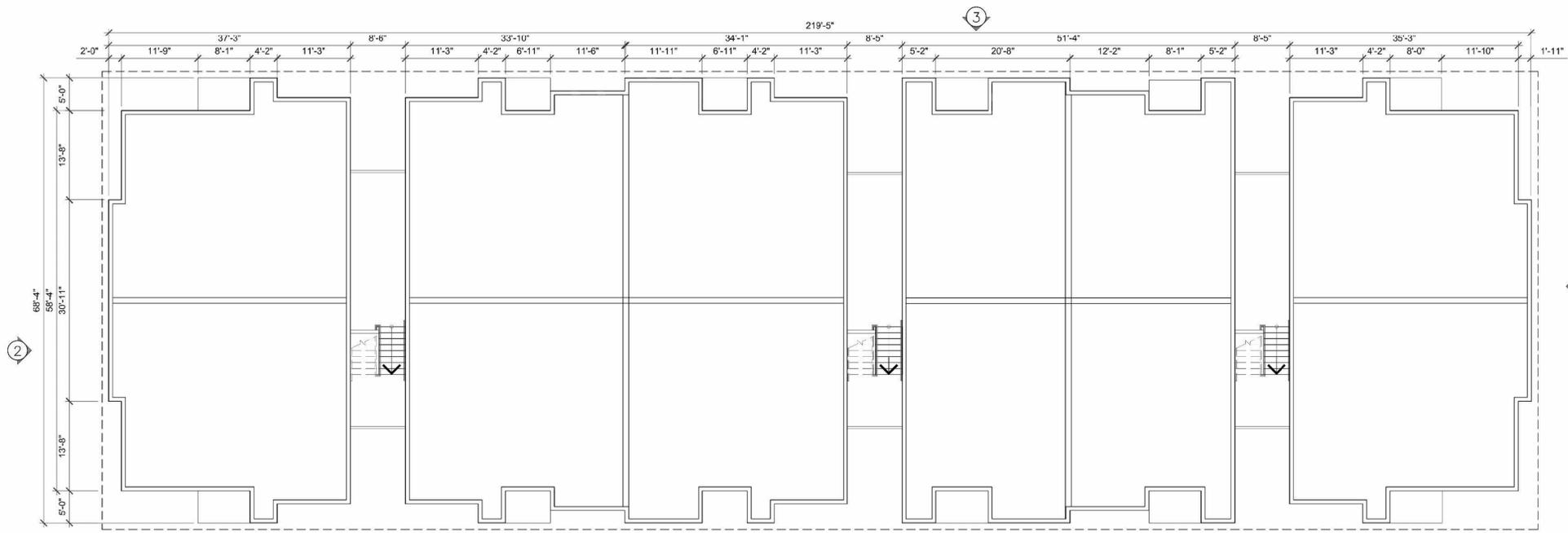
3 RESIDENTIAL BUILDING 36 UNITS -FRONT ELEVATION
SCALE: 3/32" = 1'-0"

4 RESIDENTIAL BUILDING 36 UNITS -SIDE ELEVATION
SCALE: 3/32" = 1'-0"



2 RESIDENTIAL BUILDING 36 UNITS -SIDE ELEVATION
SCALE: 3/32" = 1'-0"

5 RESIDENTIAL BUILDING 36 UNITS -REAR ELEVATION
SCALE: 3/32" = 1'-0"



1 RESIDENTIAL BUILDING 36 UNITS - FLOOR PLAN
SCALE: 3/32" = 1'-0"

4

<p>A</p>  <p>ASPHALT COMPOSITION SHINGLE - BLACK</p>	<p>B</p>  <p>VERTICAL BOARD & BATTEN by ALSIDE</p>	<p>C</p>  <p>HORIZONTAL CLAPBOARD SIDING by ALSIDE</p>	<p>1</p>  <p>FIELD COLOR #1 Color: Riviera Dusk by ALSIDE/Architectural Color Collection</p>	<p>2</p>  <p>FIELD COLOR #2 Color: Natural Linen by ALSIDE/Standard Color Collection</p>	<p>3</p>  <p>ACCENT COLOR #3 Color: Storm by ALSIDE/Architectural Color Collection</p>	<p>4</p>  <p>TRIM COLOR #4 Color: Cyberspace/SW 7076 by Sherwin-Williams</p>	<p>5</p>  <p>FASCIA COLOR #5 Color: Caviar/SW 6990 by Sherwin-Williams</p>	<p>6</p>  <p>DECK RAILING Tight Knot Cedar Sealed Color White Wash</p>
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6 MATERIALS AND COLORS
SCALE: N/A

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DATE	REVISIONS	DESCRIPTION

PROJECT: 2003
PM: JCG

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12.14.2020

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A-6



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



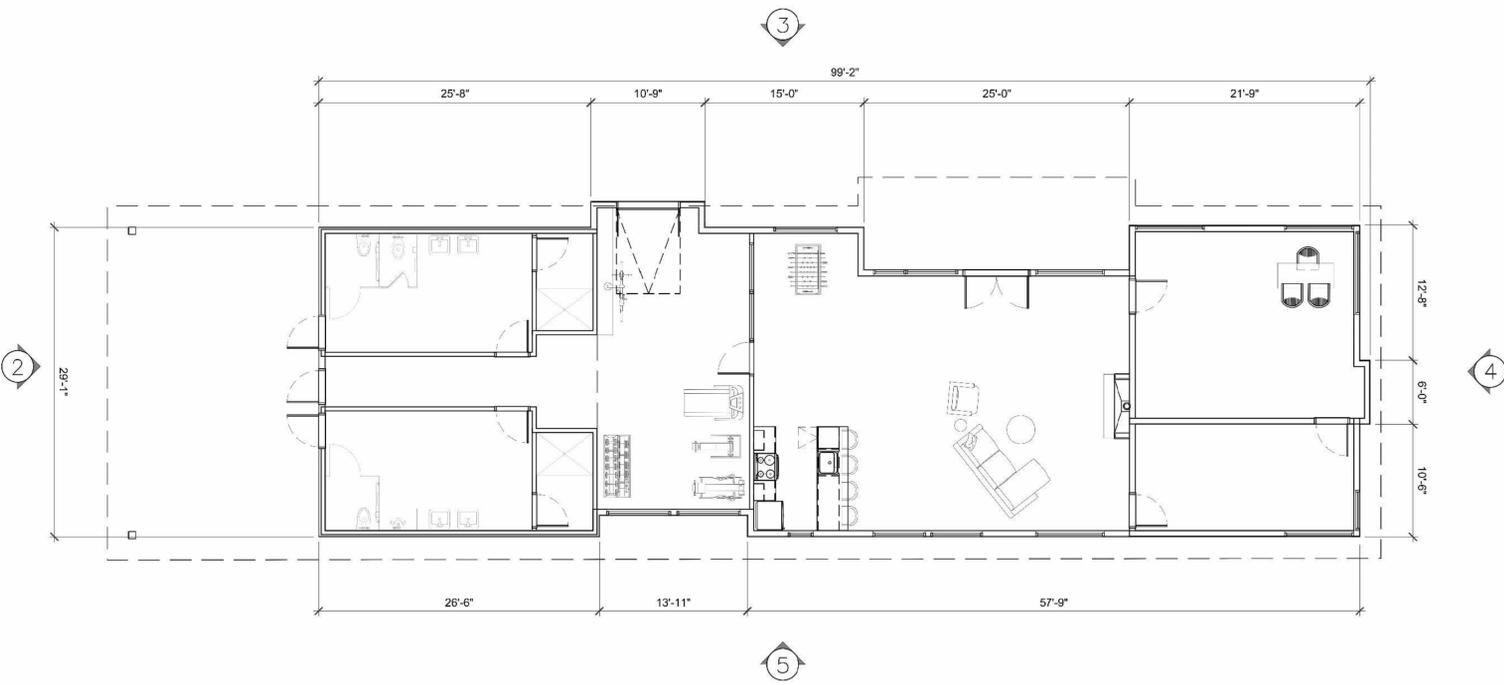
4 AMENITY BUILDING - EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



1 AMENITY BUILDING - FLOOR PLAN
SCALE: 1/8" = 1'-0"

6 MATERIALS AND COLORS
SCALE: N/A

<p>A METAL ROOF COLOR: SLATE GRAY</p> <p>B VERTICAL BOARD & BATTEN by ALSIDE</p> <p>C HORIZONTAL CLAPBOARD SIDING by ALSIDE</p>	<p>1 FIELD COLOR #1 Color: Riviera Dusk by ALSIDE/Architectural Color Collection</p> <p>2 FIELD COLOR #2 Color: Natural Linen by ALSIDE/Standard Color Collection</p> <p>3 ACCENT COLOR #3 Color: Storm by ALSIDE/Architectural Color Collection</p> <p>4 TRIM COLOR #4 Color: Cyberspace/SW 7076 by Sherwin-Williams</p> <p>5 FASCIA COLOR #5 Color: Caviar/SW 6990 by Sherwin-Williams</p> <p>6 DECK RAILING Tight Knot Cedar Sealed Color: White Wash</p>
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3 RETAIL BUILDING - WEST ELEVATION
SCALE: 1/8" = 1'-0"



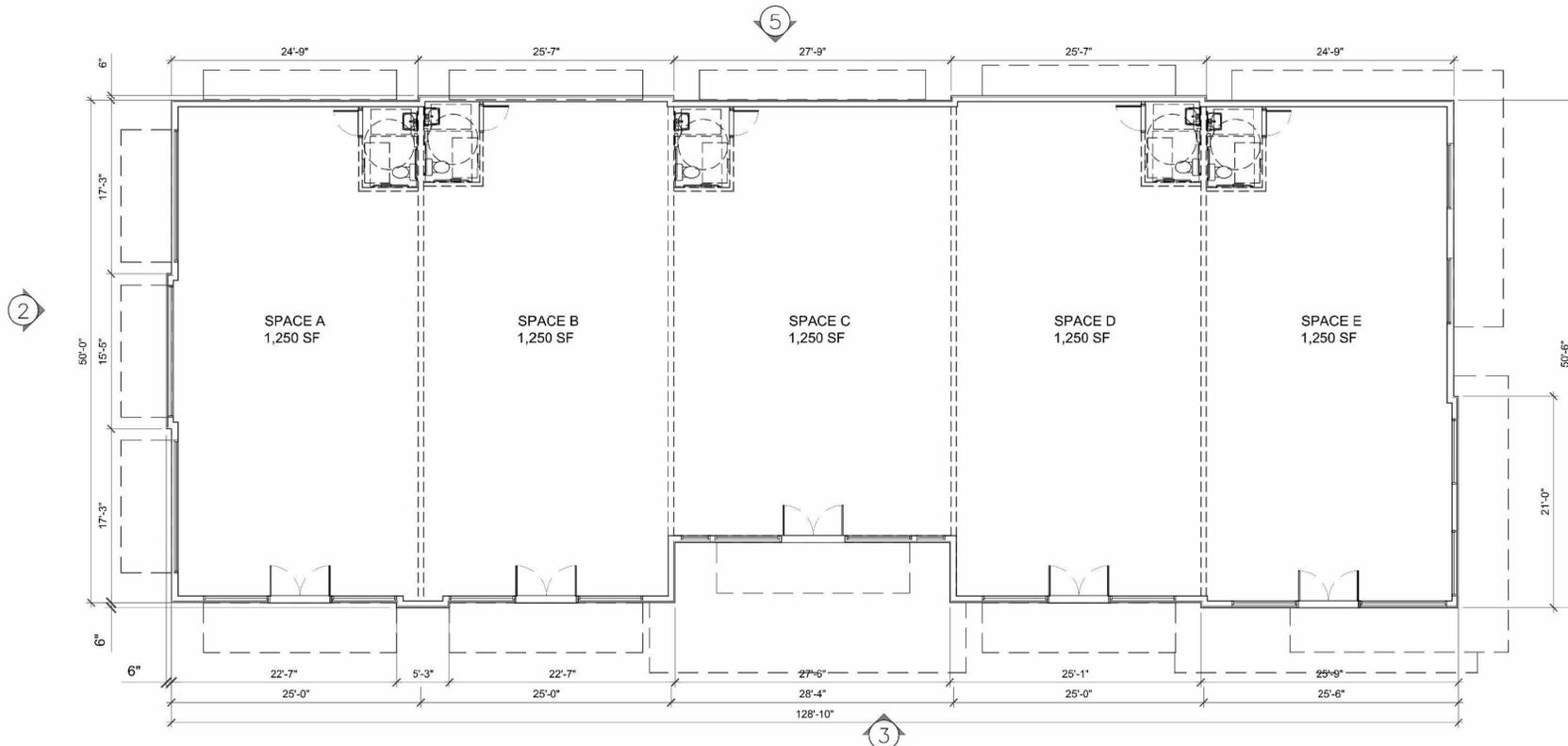
4 RETAIL BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 RETAIL BUILDING - NORTH ELEVATION
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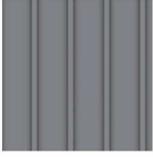
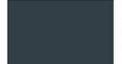
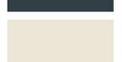


5 RETAIL BUILDING - EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 RETAIL BUILDING - FLOOR PLAN
SCALE: 1/8" = 1'-0"

6 MATERIALS AND COLORS
SCALE: N/A

<p>A</p>  <p>METAL ROOF COLOR: SLATE GRAY</p>	<p>ANODIZED ALUMINUM STORFRONT-BLACK</p> 	<p>1</p>  <p>FIELD COLOR #1 Color: Riviera Dusk by ALSIDE/Architectural Color Collection</p>
<p>D</p>  <p>CEMENT FIBER BOARD ON RAINSCREEN-EQUITONE/HARDIE PANEL SIMILAR</p>	<p>METAL-VARIOUS CONFIGURATIONS BLACK</p> 	<p>2</p>  <p>FIELD COLOR #2 Color: Natural Linen by ALSIDE/Standard Color Collection</p>
<p>E</p>  <p>BRICK VENEER-STACK BOND CHARCOAL COLOR</p>		<p>3</p>  <p>ACCENT COLOR #3 Color: Storm by ALSIDE/Architectural Color Collection</p>
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		<p>6</p>  <p>DECK RAILING/FENCING Tight Knot Cedar Sealed Color White Wash</p>



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DATE	REVISIONS	DESCRIPTION

PROJECT: 2003
PM: JCG

ENTITLEMENT SUBMITTAL
12.14.2020

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North/West Corner Bird View



South/West Bird View



View at Retail From Smokey Point Blvd and 183rd Place NE Intersection



View at the Plaza/Retail and Residential

Selected Views

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REVISIONS	DATE
DESCRIPTION	REVISION

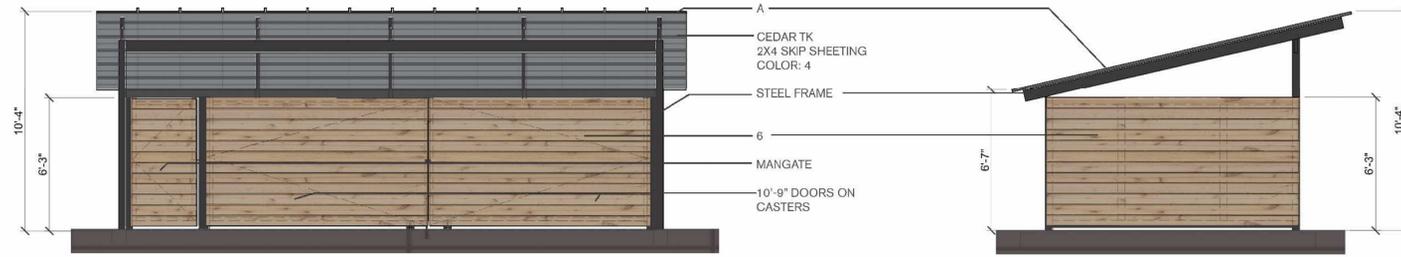
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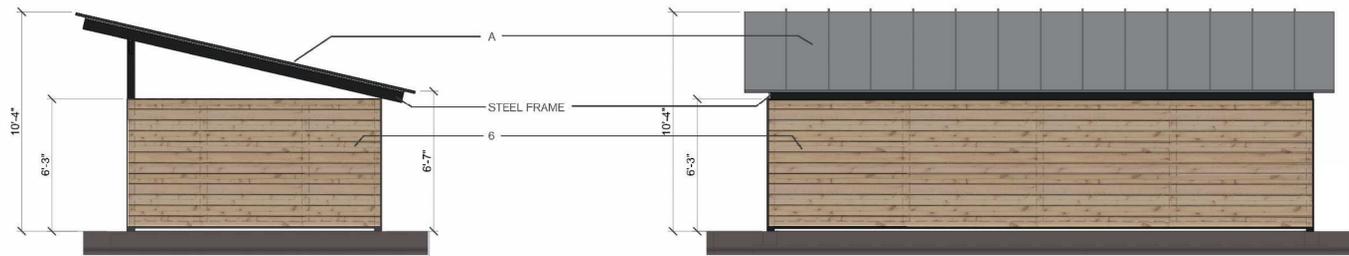
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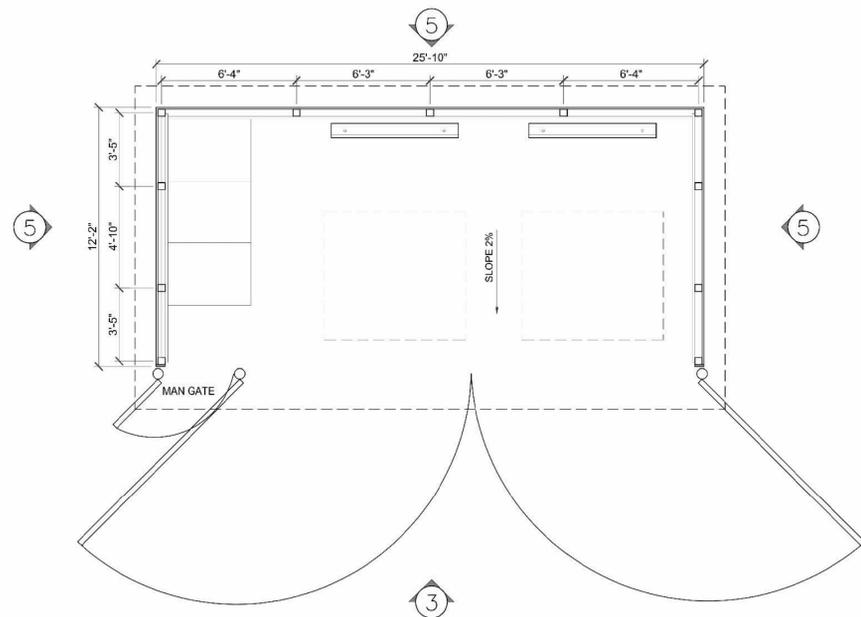
4 TRASH/RECYCLE ENCLOSURE -ELEVATION FRONT
SCALE: 1/4" = 1'-0"

5 TRASH/RECYCLE ENCLOSURE -ELEVATION SIDE
SCALE: 1/4" = 1'-0"



2 TRASH/RECYCLE ENCLOSURE -ELEVATION SIDE
SCALE: 1/4" = 1'-0"

3 TRASH/RECYCLE ENCLOSURE -ELEVATION BACK
SCALE: 1/4" = 1'-0"



1 TRASH/RECYCLE ENCLOSURE - PLAN
SCALE: 1/4" = 1'-0"

6 MATERIALS AND COLORS
SCALE: N/A

<p>A</p>  <p>METAL ROOF COLOR: SLATE GRAY</p> <p>B</p>  <p>VERTICAL BOARD & BATTEN by ALSIDE</p> <p>C</p>  <p>HORIZONTAL CLAPBOARD SIDING by ALSIDE</p>	<p>1</p>  <p>FIELD COLOR #1 Color: Riviera Dusk by ALSIDE/Architectural Color Collection</p> <p>2</p>  <p>FIELD COLOR #2 Color: Natural Linen by ALSIDE/Standard Color Collection</p> <p>3</p>  <p>ACCENT COLOR #3 Color: Storm by ALSIDE/Architectural Color Collection</p> <p>4</p>  <p>TRIM COLOR #4 Color: Cyberspace/SW 7076 by Sherwin-Williams</p> <p>5</p>  <p>FASCIA COLOR #5 Color: Caviar/SW 6990 by Sherwin-Williams</p> <p>6</p>  <p>WOOD PLANK 1"X8" Tight Knot Cedar Sealed Color: Ash</p>
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GRAVES + ASSOCIATES
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT
3710 N. LINDEN WAY, SUITE 1
TACOMA, WA 98402
PHONE: 253-272-4214

**GOLDSTREAM VENTURE
PARTNERS**
8405 35TH AVENUE, NE
ARLINGTON, WA 98223

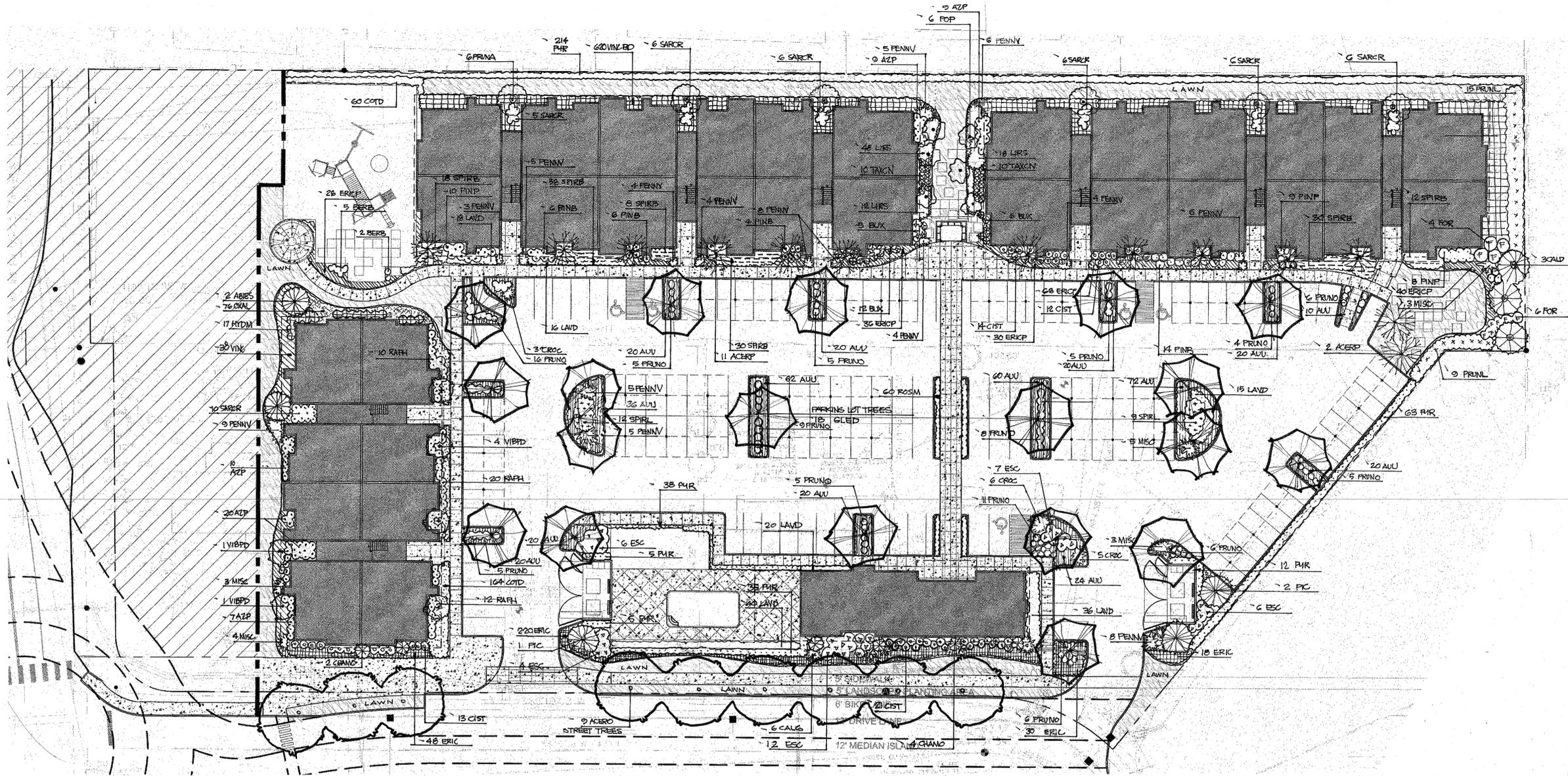
DATE	REVISION	DESCRIPTION

PROJECT: 2003
PM: JCG

ENTITLEMENT SUBMITTAL
12.14.2020

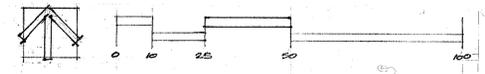
6038 REGISTERED ARCHITECT

 JON CARLTO GRAVES
 STATE OF WASHINGTON
NOT FOR CONSTRUCTION
 RE-USE OF DOCUMENTS
 THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF GRAVES + ASSOCIATES AND ARE NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF GRAVES + ASSOCIATES.



PHASE ONE LANDSCAPE PLAN

1" = 20'



PLANT LIST

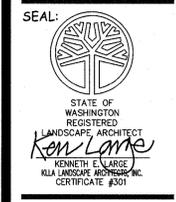
QUANTITY	SYMBOL	PLANT NAME	SIZE/SPACING COMMENT
2	ABIS	ABIES KOREANA/ KORSAN FIR	8-10' B/B
9	ACRO	ACER RUBRUM OCTOBER GLORY OCTOBER GLORY MAPLE	2.5' CALIPER
13	ACERP	ACER PALMATUM/ GREEN FORM JAPANESE MAPLE	8' B/B, MULTI-TRUNKED
424	AUU	ARCTOSTAPHYLOS UVA URSI KINNINICK	1 GALLON CAN 34" TRI SP
55	AZP	AZALEA PURPLE	1 GALLON CAN
7	BERB	BERBERIS GLADWYNENSIS WILLIAM PENN/ WILLIAM PENNBARBERRY	2 GALLON CAN 18" HEIGHT
23	BUX	BUXUS HYBRID GREEN MOUNTAIN/ GREEN MOUNTAIN BOXWOOD	15x15" H and width B/B
3	CALD	CALOCORPUS ODOURATENSIS/ INCENSE CEDAR	7'-8" B/B
6	CALG	CALAMAGOSTIS X KARL FOERSTER/ FEATHER REED GRASS	1 GALLON
6	CHAMO	CHAMAECYPARIS ORBITUSA/ HINDI CYPRESS	7'-8" B/B FULL ROUNDED

60	CIST	CISTUS HYBRIDUS WHITE FLOWER	5 GALLON CAN 42" ON CENTER
224	COTD	COTONEASTER DAMMERI	1 GALLON AT 18" TRI SP
14	CROC	CROCOSMIA LUCIFER	1 GALLON CAN, 24" ON CENTER
36	ERIC	ERICA DE MARWELLI/ HEATHER	ONE GALLON CAN, 18" ON CENTER
220	ERIC	ERICA KRAMMERS ROTE	ONE GALLON CAN, 18" ON CENTER
200	ERICP	ERICA D. WHITE PERFECTION	ONE GALLON CAN, 18" ON CENTER
35	ESC	ESCALONIA NEWPORT DWARF	3 GALLON CAN 30" ON CENTER
10	FOR	FORSYTHIA INTERMEDIA LYNNWOOD GOLD	5 GALLON CAN 48" ON CENTER
19	GLED	GLEDTISIA TRICANTHOS SUNBURST	2" CALIPER
17	HYDM	HYDRANGEA MACROPHYLLUM	5 GALLON 42" ON CENTER
145	LAVD	LAVENDEULA HICOCOTE	ONE GALLON CAN, 18" ON CENTER
78	LIRS	LIRIOPE SPICATA/ SPREADING LIRIOPE	QUARTS AT 18" TRI SPACING

18	MISC	MISCANTHUS SINENSIS	1 GALLON CAN, 30" ON CENTER
70	OXAL	OXALIS OREGONA/ WOOD SORREL	4" POTS, 12" ON CENTER
67	PENN	PENNSTETUM LITTLE BUNNY	ONE GALLON CAN, 18" ON CENTER
3	PIC	PICEA ABIES CURPESIANA/ NARROW NORWAY SPRUCE	10-12' B/B
59	PIPP	PIRUS PUMILO	5 GALLON, 30" ON CENTER
6	POP	POPULAS TREMULA STRICTA SWEDISH POPLAR	2" CALIPER, 10-12' B/B
6	PRUNA	PRUNUS AEBONO/ AULTMAN CHERRY	2" CALIPER
24	PRUNL	PRUNUS LUSTANICA/ PORTUGAL LAUREL	36" HT/SPREAD 8/8, 5' ON CENTER
96	PRUNO	PRUNUS LAUROCERCAGUS OTTOLUYKEN/ OTTOLUYKEN LAUREL	24" HT SP. B/B, 30" ON CENTER
372	PIR	THUJA PYRAMIDALIS EMERALD GREEN	6-7" B/B, 2" ODC
42	RAPH	RAPHIDOLEPSIS LIMBELATA MINDR	5 GALLON CAN 30" ON CENTER
60	ROSM	ROSEMARY OFFICINALIS ROSEMARY	2 GALLON CAN 18" HEIGHT, 24" ON CENTER
45	SARCR	SARCOCCOXA RUSKIFOLIA FRAGRANT SARCOCCOXA	ONE GALLON CAN, 18" ON CENTER

136	SPBR	SPHEREA BUMBALDA MAGIC CARPET	5 GALLON, 30" TRI SP.
21	SPRL	SPHRAEA LIMENLOUND	5 GALLON CAN 30" TRI SP
30	TAXCH	TAXUS CLUSPATA NANA	2 GALLON CAN 30" TRI SP.
6	VIBPD	VIBURNUM BODENTENSE PINK DAWN	5-6' B/B
30	VINC	VINCA MINOR BOWLES/ BLUE PERIWINKLE	4" POTS AT 12" TRI SP
420	VINCBD	VINCA BLUE DART PERIWINKLE	1 GALLON AT 18" TRI SP.

KEN LARGE
Landscape Architect
21803 NE 17th Court
Sammamish, WA 98074
Office: 425-936-4578, Cell: 206-996-7417
E-mail: kll@comcast.net
FAX: 425-898-8923



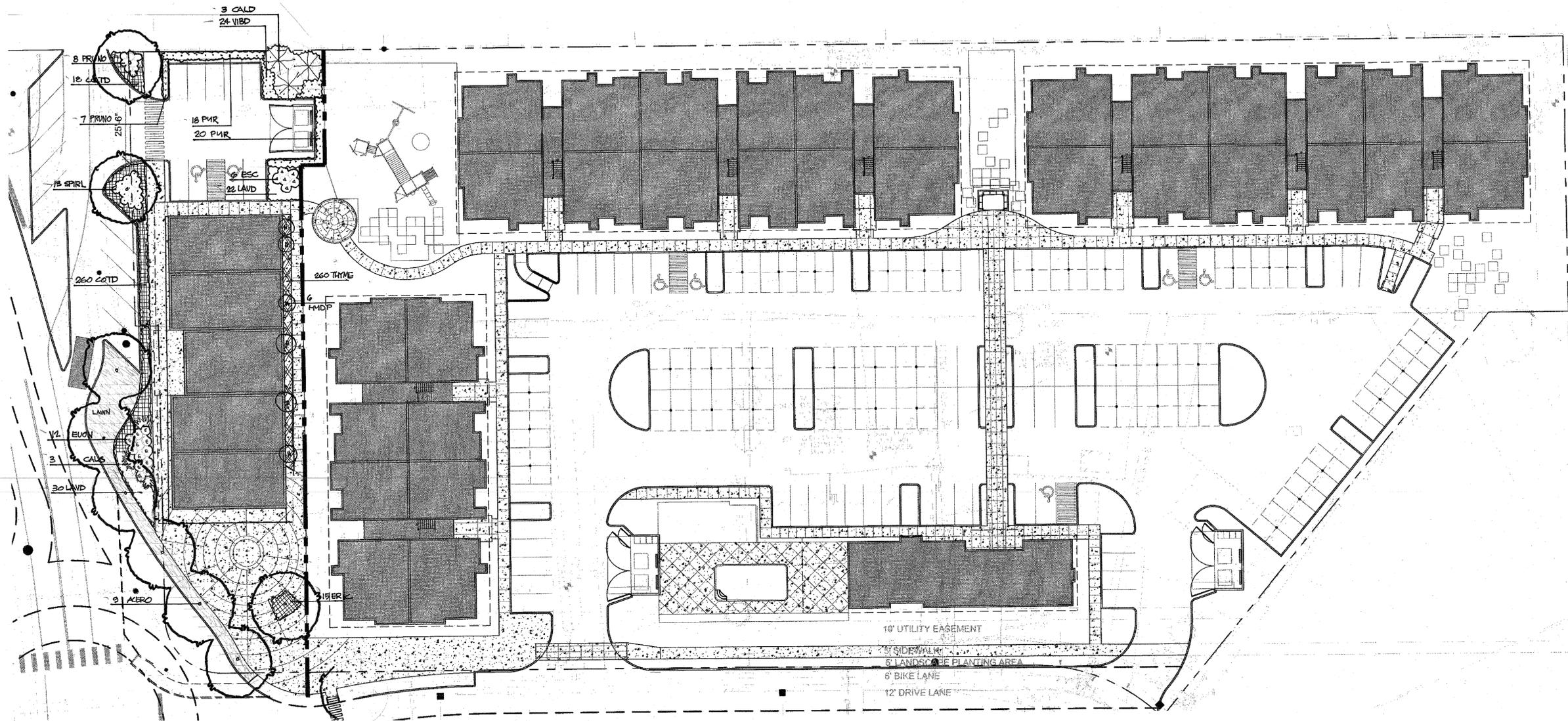
GOLDSTREAM VENTURE
PARTNERS
8405 35th AVE NE
ARLINGTON, WA, 98223

JOB NUMBER: _____
DRAWN: _____
CHECKED: _____
DATE: NOV. 24, 2020
REVISIONS:

1	
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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-1.0

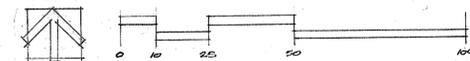


PLANT LIST

QUANTITY	SYMBOL	PLANT NAME	SIZE, SPACING
3	CALD	CALOCEDRUS DECURRENS/ INCENSE CEDAR	7' B/B
3	CALG	CALAMAGROSTIS X KARL FOERSTER/ FEATHER REED GRASS	1 GALLON
278	COTD	COTONEASTER DAMMERI STREIBSFINDIN'	4" pots 18" tri sp
15	ERIC	ERICA KRAMMERS ROTE	ONE GALLON CAN
17	EUON	EUONYMUS ALATA/ BURNING BUSH	5 GALLON CAN
15	PRUNO	PRUNUS LAUOCERACUS OTTOLUYKEN/ OTTOLUYKEN LAUREL	24" b/b
13	SPTRL	SPIRAEA LIMEMOUND	5 GALLON CAN 30" TRI SP
260	THYM	THYMUS SERPHYLLUM ELFIN ELFIN THYME	4" POT at 12" tri sp
24	VIBD	VIBURNUM DAVIDI/ DAVIDS VIBURNUM	1 GALLON CAN 24" TRI SP

PHASE TWO LANDSCAPE PLAN

1" = 20'



KEN LARGE
Landscape Architect
21803 NE 17th Court
Summish, Wa. 98074
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E-mail: kll@comcast.net
FAX: 425-898-8923



**GOLDSTREAM VENTURE
PARTNERS**
8405 35th AVE NE
ARLINGTON, WA. 98223

JOB NUMBER: _____
DRAWN: _____
CHECKED: _____
DATE: NOV. 24, 2020
REVISIONS:
1

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-1.1

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BINDING SITE PLAN THEREOF PURSUANT TO RCW 58.17.D40 AND DECLARE THIS BINDING SITE PLAN TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID DECLARATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

BY: _____
 ITS: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON
 COUNTY OF _____ SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AS THE _____ OF _____ AND ACKNOWLEDGE IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

TYPED/PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT: _____

MY APPOINTMENT EXPIRES _____

APPROVALS

CITY ARLINGTON COMMUNITY AND ECONOMIC DEVELOPMENT BINDING SITE PLAN APPROVAL:

THE CITY OF ARLINGTON HEREBY DETERMINES THAT THIS BINDING SITE PLAN CONFORMS TO THE ARLINGTON MUNICIPAL CODE GOVERNING BINDING SITE PLANS AND THE CITY OF ARLINGTON ZONING REQUIREMENTS, AND IS HEREBY APPROVED, NOTED THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT OR GUARANTEE THE ACCURACY OF THIS SUBDIVISION INFORMATION. EXAMINED AND APPROVED ON THIS _____ DAY OF _____, 20____.

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

SNOHOMISH COUNTY TREASURER'S CERTIFICATE

I, HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFOR LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING _____ TAXES.

TREASURER: _____
 SNOHOMISH COUNTY

DEPUTY TREASURER: _____ DATE: _____
 SNOHOMISH COUNTY

SITE ADDRESS

TPN: 31D521DD2D010D - 18405 35TH AVE NE, ARLINGTON, WA
 TPN: 007298DDDD0100 - 3503 183RD PL NE, ARLINGTON, WA
 TPN: D07298DDDD0200 - 3515 183RD PL NE, ARLINGTON, WA
 TPN: DD7298DDDD03DD - 3523 183RD PL NE, ARLINGTON, WA
 TPN: DD7298DD00004D1 - 3529 183RD PL NE, ARLINGTON, WA
 TPN: 007298DDDD0050D - 3533 183RD PL NE, ARLINGTON, WA
 TPN: D07298DDDD0601 - 18325 36TH DR NE, ARLINGTON, WA

LEGAL DESCRIPTION OF ENTIRE LOT

PARCEL A
 LOTS 1 THROUGH 6, INCLUSIVE, STILL SCENE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 45 OF PLATS, PAGE 81 AND 82, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B

THE SOUTH 120 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
 LESS RDAD.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LEGAL DESCRIPTION OF OF AREA FOR DEDICATION

UNKNOWN

REFERENCE TO OTHER COVENANTS, JOINT USE, ACCESS ESMT, OR OTHER AGREEMENTS

UNKNOWN

**CITY OF ARLINGTON
 ARLINGTON MATRIX - BINDING SITE PLAN**

CITY FILE NUMBER: PLN _____
 NW 1/4, NW 1/4, SECTION 21, TWP. 31 N., RGE. 5 E., W.M.

ZONING CLASSIFICATION

RMD-RESIDENTIAL MODERATE DENSITY WITH COMMERCIAL CORRIDOR OVERLAY

AIRPORT PROTECTION DISTRICT SUBDISTRICT AVIGATION EASEMENT

NOT ON TITLE

DENSITY & DIMENSIONAL CALCULATIONS:

TOTAL NUMBER OF PROPOSED LOTS - 2
 LOT 1 ±136,017 SF (±3.1225 AC.)
 LOT 2 ±18,839 SF (±0.4325 AC.)

SCREENING TYPES PROVIDED (INDICATED FOR EACH LOT LINE)

UNKNOWN

UTILITY PROVIDER (SEWER & WATER)

CITY OF ARLINGTON

CRITICAL AREA TYPES LOCATED ON-SITE

NONE

SHORELINE CLASSIFICATION (IF APPLICABLE)

N/A

REFERENCE PRIVATE COVENANTS, CONDITIONS, & RESTRICTION, IF ANY

UNKNOWN

SHEET INDEX:

PAGE 1 - COVER SHEET
 PAGE 2 - EXISTING CONDITIONS SHEET
 PAGE 3 - SITE PLAN SHEET

DATE OF PLANS PREPARED AND/OR REVISED

11/16/2020 - SURVEY

APPLICANT, OWNER, & ENGINEER

APPLICANT
 NAME: GRAVES + ASSOCIATES
 ADDRESS: 311D RUSTON WAY, SUITE E, TACOMA, WA 98402
 PHONE NUMBER: 253-272-4214
 EMAIL: JCGRAVES@GRAVESASSOC.COM

OWNER
 NAME: GOLDSTREAM VENTURE PARTNERS, LLC.
 ADDRESS: PO BOX 1727 BELLEVUE, WA 98009
 PHONE NUMBER: 425-985-4835
 EMAIL: TIFFINAYBROWN@GME.COM

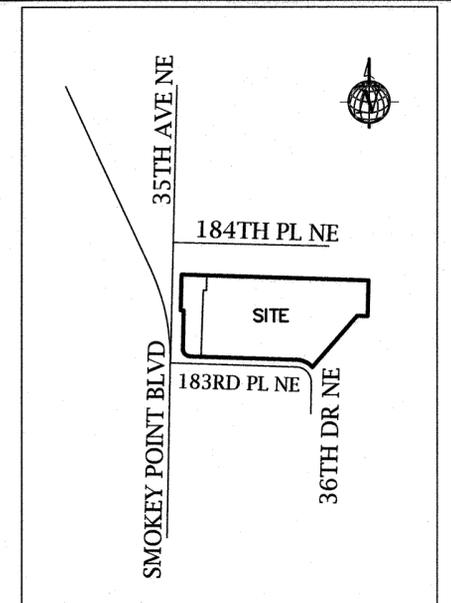
ENGINEER
 NAME: TERRAVISTA NW, LLC.
 ADDRESS: 3204 SMOKEY POINT DRIVE, SUITE 207, ARLINGTON, WA 98223
 PHONE NUMBER: 425-422-D840
 EMAIL: ERICS@TERRAVISTANW.COM

MATTERS OF RECORD PER CHICAGO TITLE COMPANY, COMMITMENT NO. 500094759C - SCHEDULE B SPECIAL EXCEPTIONS

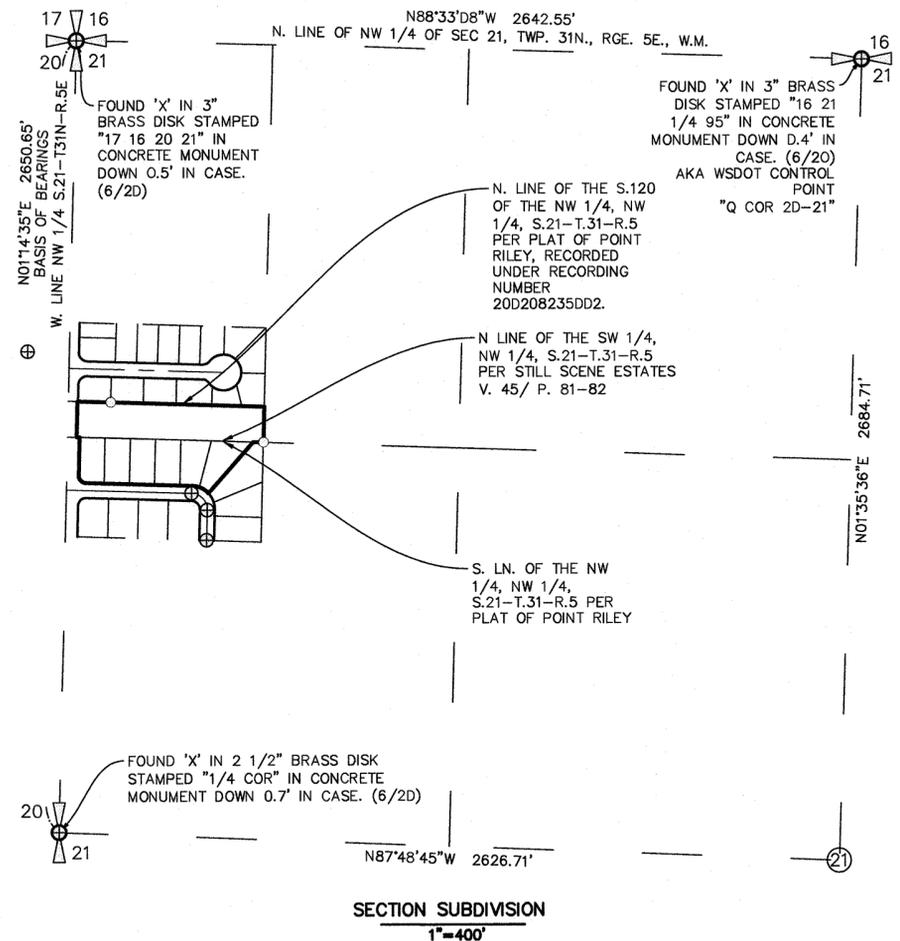
- PERTAINS TO PROPERTY TAXES.
- PERTAINS TO COVENANTS, CONDITIONS, RESTRICTIONS, AS RECORDED IN VOLUME 45 OF PLATS, PAGES 81 AND 82 UNDER RECORDING NUMBER 8405235001.
- SUBJECT TO AN EASEMENT FOR THE PURPOSE OF AN ANCHOR WITH THE NECESSARY WIRES AND FIXTURES THEREON GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, ITS SUCCESSORS AND ASSIGNS. AS RECORDED UNDER RECORDING NUMBER 356191.

*** RELEASE OF EASEMENT NOTE**

THE GRANT OF EASEMENT FOR TRANS MOUNTAIN OIL PIPE LINE CORPORATION AS RECORDED UNDER THE RECORDING NUMBER 1246303.
 THE RELEASE OF SAID EASEMENT PER THE DOCUMENT TITLED "RELEASE AND ABANDONMENT OF EASEMENTS AND RIGHTS-OF-WAYS" AS RECORDED UNDER THE RECORDING NUMBER 97D9230541.



VICINITY MAP
 1"=400'



SECTION SUBDIVISION
 1"=400'

AUDITOR'S CERTIFICATE:
 FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ M
 IN BOOK _____ OF SURVEYS, PAGE _____ AT THE REQUEST OF AXIS
 SURVEYING AND MAPPING INC.
 AFN: _____ RECORDS OF SNOHOMISH COUNTY, WASHINGTON

 AUDITOR, SNOHOMISH COUNTY DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GOLDSTREAM PARTNERS
 IN NOV 2020

 REGISTERED LAND SURVEYOR L.S. NO. 38011



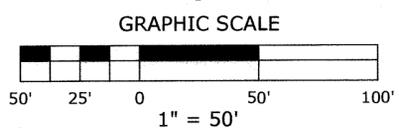
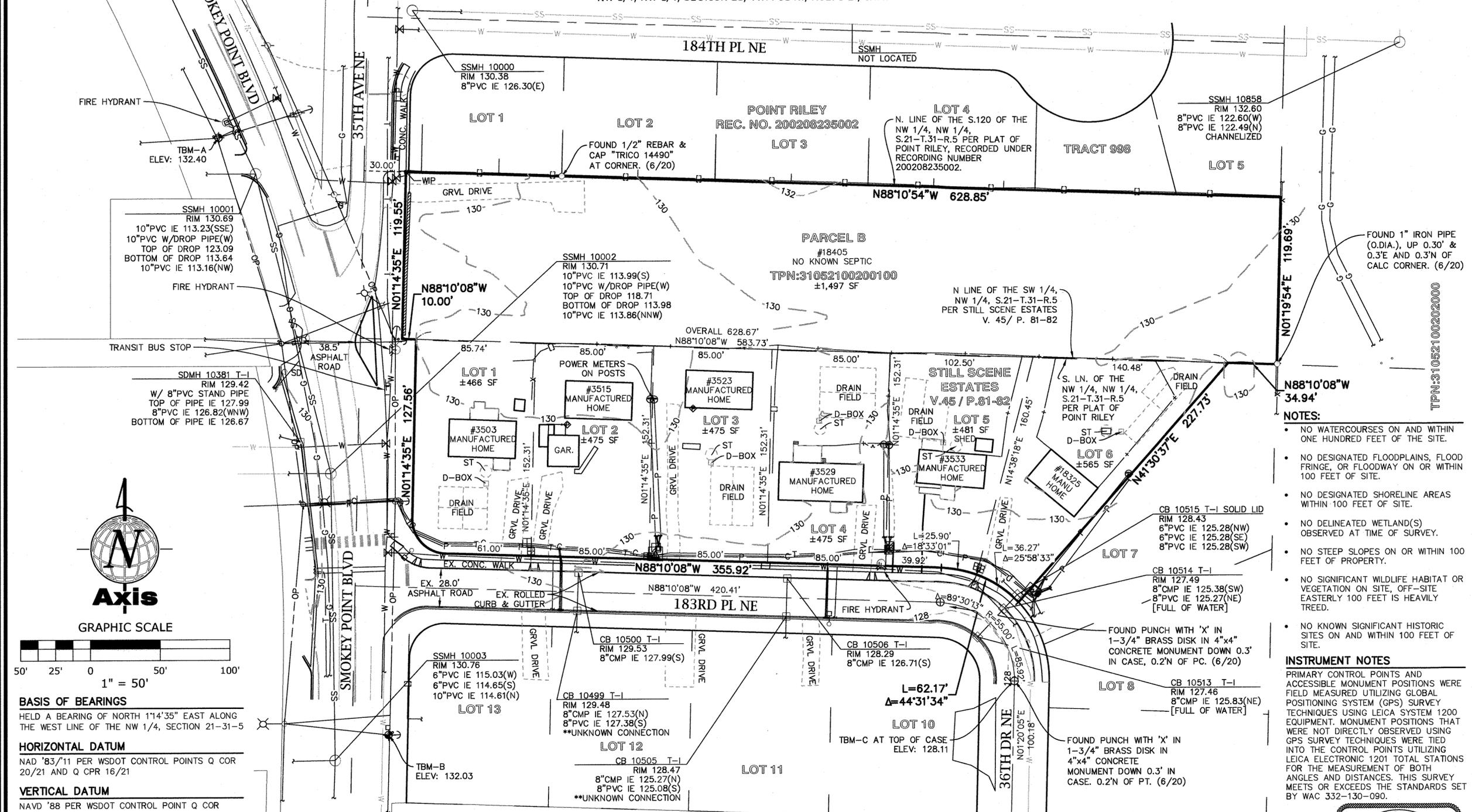
GOLDSTREAM VENTURE PARTNERS, LLC.
 PO BOX 1727 BELLEVUE, WA 98009

Axis
 Survey & Mapping
 15241 NE 90TH ST, SUITE 100
 REDMOND, WA 98052
 TEL. 425.823-5700
 FAX 425.823-6700
 www.axismap.com

JOB NO.	DATE
20-119	11/16/2020
DRAWN BY	CHECKED BY
TJO	MTSE
SCALE	SHEET
1"=50'	1 OF 3

CITY OF ARLINGTON ARLINGTON MATRIX - BINDING SITE PLAN

CITY FILE NUMBER: PLN _____
NW 1/4, NW 1/4, SECTION 21, TWP. 31 N., RGE. 5 E., W.M.



BASIS OF BEARINGS
HELD A BEARING OF NORTH 1°14'35" EAST ALONG THE WEST LINE OF THE NW 1/4, SECTION 21-31-5

HORIZONTAL DATUM
NAD '83/'11 PER WSDOT CONTROL POINTS Q COR 20/21 AND Q CPR 16/21

VERTICAL DATUM
NAVD '88 PER WSDOT CONTROL POINT Q COR 20/21

BENCHMARKS
ORIGINATING BENCHMARK: FOUND 'X' IN 2 1/2" BRASS DISK STAMPED "1/4 COR" IN CONCRETE MONUMENT DOWN 0.7' IN CASE. ELEVATION: 133.45'
TEMPORARY BENCHMARKS:
TBM 'A' SET R.R. SPIKE IN NORTH FACE OF UTILITY POLE, UP 1.0' FROM GROUND, LOCATED ±37.7'NW OF SANITARY SEWER MANHOLE #10001. ELEVATION: 132.40'
TBM 'B' SET R.R. SPIKE ON THE WEST FACE OF UTILITY POLE, ±42.5'NE OF SANITARY SEWER MANHOLE #10003, LOCATED ON THE EAST SIDE OF SMOKEY POINT BOULEVARD. ELEVATION: 132.03'
TBM 'C' SET 'X' ON THE NORTHERLY SIDE OF THE TOP OF THE MONUMENT CASE RIM AT THE DEAD END OF 36TH DR NE. ELEVATION: 128.11'

LEGEND

<ul style="list-style-type: none"> ○ SET BENCHMARK ⊕ FOUND REBAR AND CAP/IRON PIPE ⊕ FOUND MONUMENT IN CASE ⊕ SIGN ⊕ POST ⊕ SANITARY SEWER MANHOLE ⊕ CATCH BASIN ⊕ STORM DRAIN CLEANOUT ⊕ FIRE HYDRANT ⊕ WATER METER ⊕ WATER VALVE ⊕ WATER INDICATOR POST ⊕ POWER STUB ⊕ POWER JUNCTION BOX ⊕ POWER TRANSFORMER ⊕ TELECOMMUNICATIONS JUNCTION BOX ⊕ GUY ANCHOR ⊕ UTILITY POLE W/ LIGHT ⊕ UTILITY POLE W/ LIGHT & UNDERGROUND CONDUIT ⊕ UTILITY POLE W/ UNDERGROUND CONDUIT ⊕ UTILITY POLE 	<ul style="list-style-type: none"> — SS — SANITARY SEWER LINE — SD — STORM DRAIN LINE — OP — OVERHEAD POWER LINE — P — POWER LINE — T — TELECOMMUNICATIONS LINE — C — CABLE LINE — W — WATER LINE — G — GAS LINE — X — CHAIN LINK FENCE LINE (CLFNC) — X — WOOD FENCE LINE (BFNC) — X — SPLIT-RAIL WOOD FENCE LINE (SR-FNC) 	<ul style="list-style-type: none"> — W — WIRE FENCE LINE (HWFNC) — W — BARBED WIRE FENCE LINE (BWFNC) — SD — STORM LINE (PER CITY OF ARLINGTON GIS) — SS — SEWER LINE (PER CITY OF ARLINGTON GIS) — W — WATER LINE (PER CITY OF ARLINGTON GIS)
--	--	---

- NOTES:**
- NO WATERCOURSES ON AND WITHIN ONE HUNDRED FEET OF THE SITE.
 - NO DESIGNATED FLOODPLAINS, FLOOD FRINGE, OR FLOODWAY ON OR WITHIN 100 FEET OF SITE.
 - NO DESIGNATED SHORELINE AREAS WITHIN 100 FEET OF SITE.
 - NO DELINEATED WETLAND(S) OBSERVED AT TIME OF SURVEY.
 - NO STEEP SLOPES ON OR WITHIN 100 FEET OF PROPERTY.
 - NO SIGNIFICANT WILDLIFE HABITAT OR VEGETATION ON SITE, OFF-SITE EASTERLY 100 FEET IS HEAVILY TREED.
 - NO KNOWN SIGNIFICANT HISTORIC SITES ON AND WITHIN 100 FEET OF SITE.
- INSTRUMENT NOTES**
PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SYSTEM 1200 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.



EXISTING CONDITIONS

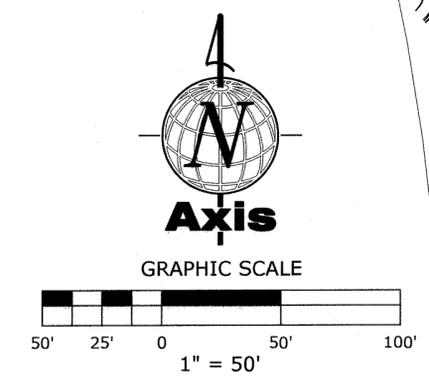
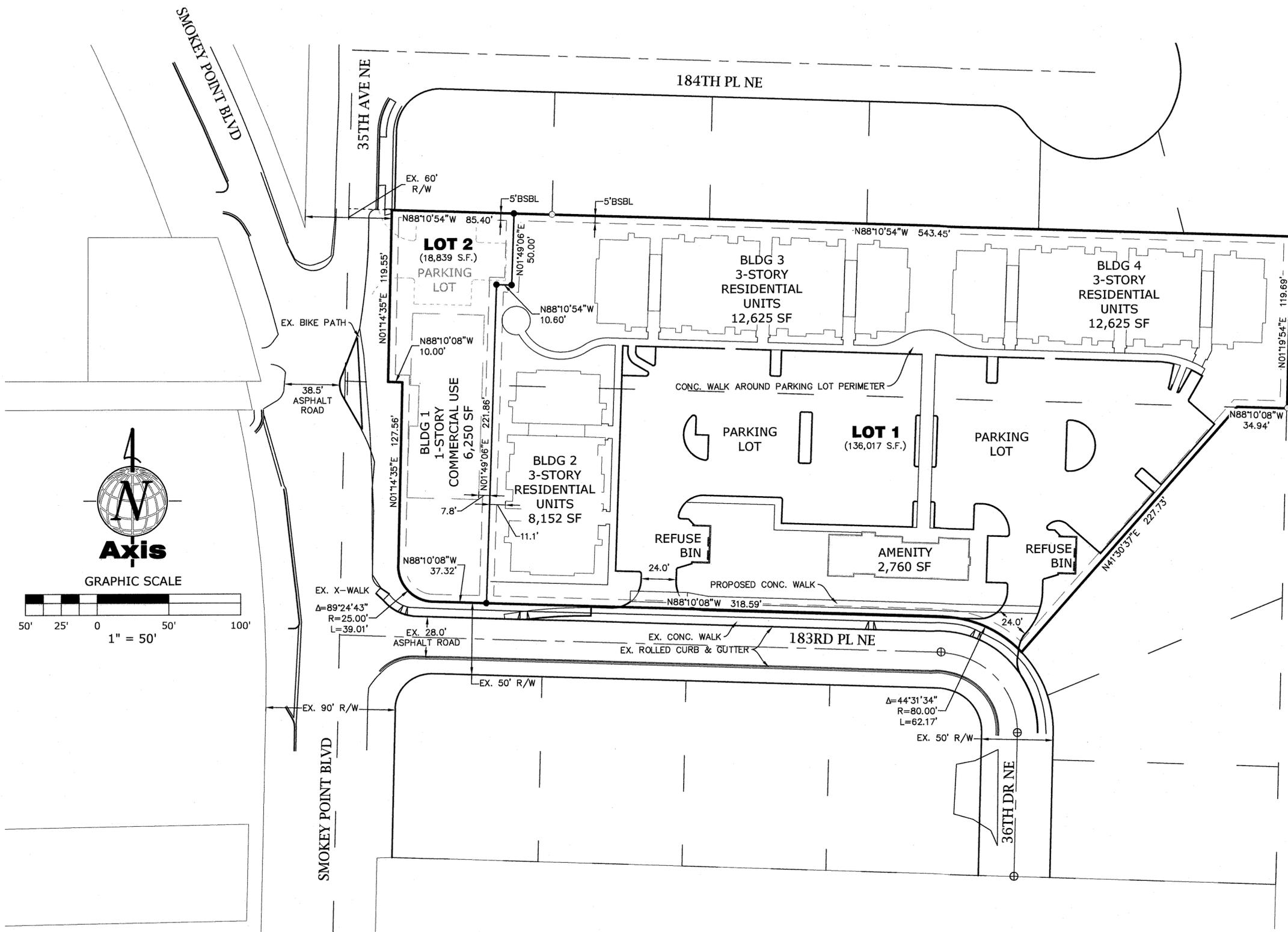
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JOB NO.	DATE
20-119	11/16/2020
DRAWN BY	CHECKED BY
TJO	MTSE
SCALE	SHEET
1"=50'	2 OF 3

CITY OF ARLINGTON
ARLINGTON MATRIX - BINDING SITE PLAN

CITY FILE NUMBER: PLN ____
NW 1/4, NW 1/4, SECTION 21, TWP. 31 N., RGE. 5 E., W.M.



SITE PLAN LEGEND

●	SET REBAR AND CAP "AXIS 38011"
○	FOUND IRON PIPE
⊕	FOUND MONUMENT IN CASE
	PROPOSED BUILDING



SITE PLAN

<p>Axis Survey & Mapping 15241 NE 90TH ST, SUITE 100 REDMOND, WA 98052 TEL. 425.823-5700 FAX 425.823-6700 www.axismap.com</p>	JOB NO.	DATE
	20-119	11/16/2020
	DRAWN BY	CHECKED BY
	TJO	MTSE
SCALE	SHEET	
1"=50'	3 OF 3	