

CITY OF ARLINGTON - PAISLEY LOFTS FILE NO.: PLN#
PORTION SW1/4, SE1/4, SEC.2, TWP.31N, RGE.5E, W.M.

SITE INFORMATION:

SITE AREA:	16,949 SF (0.39 AC)
PROPOSED BUILDING HEIGHT:	APPROX 50 FT
PROPOSED DWELLING UNITS:	46 RESIDENTIAL UNITS
TOTAL LOT COVERAGE:	16,621 SF (98.1%)(TOTAL IMPERVIOUS)
ZONING CLASSIFICATION:	OLD TOWN BUSINESS DISTRICT 2
PROPOSED SCREENING	LANDSCAPED AREAS AND FENCES
AIRPORT PROTECTION DISTRICT SUBDISTRICT:	APD SUBDISTRICT D
USE CLASSIFICATION:	1,340 MULTI-FAMILY ABOVE A PERMITTED NON-RESIDENTIAL USE
WATER PROVIDER:	CITY OF ARLINGTON
SEWER PROVIDER:	CITY OF ARLINGTON
SCHOOL DISTRICT:	ARLINGTON 16
FIRE PROTECTION DISTRICT:	NORTH COUNTY REGIONAL FIRE AUTHORITY
BUILDING SETBACK:	0 FT (ROW) / 5 FT (LOT BOUNDARY/ALLEY)

AREAS ONSITE:

BUILDING FOOTPRINT & AWNINGS	9,760 SF
ASPHALT PARKING/DRIVE	6,701 SF
DUMPSTER PAD	160 SF
LANDSCAPING	328 SF

AREAS OFFSITE:

E. DIVISION ST. FRONTAGE	
ASPHALT	3,930 SF
CONCRETE SIDEWALK	1,823 SF
LANDSCAPING	1,076 SF
ALLEY	
ASPHALT	4,700 SF
WEST OF CENTENNIAL	
ASPHALT	1,760 SF

RESIDENTIAL UNIT MIX:

1 BEDROOM	2
STUDIO	44
TOTAL	46

OPEN SPACE CALCULATION:

5% OF TOTAL PROPERTY PER SECTION 20.110.014(H)
OPEN SPACE REQUIRED = 16,949 x 0.05 = 848 SF
OPEN SPACE PROVIDED = 848 SF

MINI PARKS CALCULATION:

65 SF PER RESIDENT PER SECTION 20.52.010
NUMBER OF RESIDENTS = 21*(1.4) = 29.4
MINI PARKS REQUIRED = 29.4x65 = 1,911 SF
MINI PARKS PROVIDED = ±1,980 SF
MINI PARKS INCLUDES COURTYARD AND LANDSCAPING

*25 UNITS WILL PAY FEE IN LIEU OF MINI PARKS

AVAILABLE AREA OF OPEN SPACE/MINI PARKS CALCULATIONS	
COURTYARD	= 2,500 SF
LANDSCAPING	= 328 SF
TOTAL	= 2,828 SF

PARKING CALCULATIONS:

35 PARKING SPACES DETERMINED TO BE PEAK DEMAND BY
GIBSON TRAFFIC "PARKING REDUCTION MEMO" DATED 9/2/21

ONSITE PARKING PROVIDED:
COVERED PARKING = 16 SPACES
OUTSIDE PARKING = 15 SPACES

OFFSITE PARKING
ANGLED (DIVISION ST) = 12 SPACES
PARKING ALONG CENTENNIAL = 22 SPACES

ADA PARKING:
REQUIRED (26-50 SPACES) = 2 SPACES
PROVIDED = 2 SPACES

BIKE RACK CALCULATIONS:

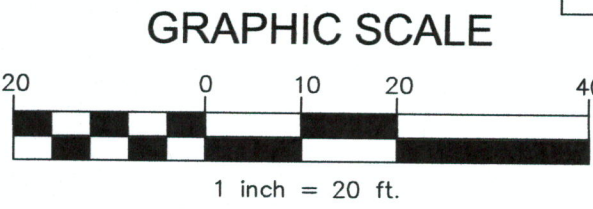
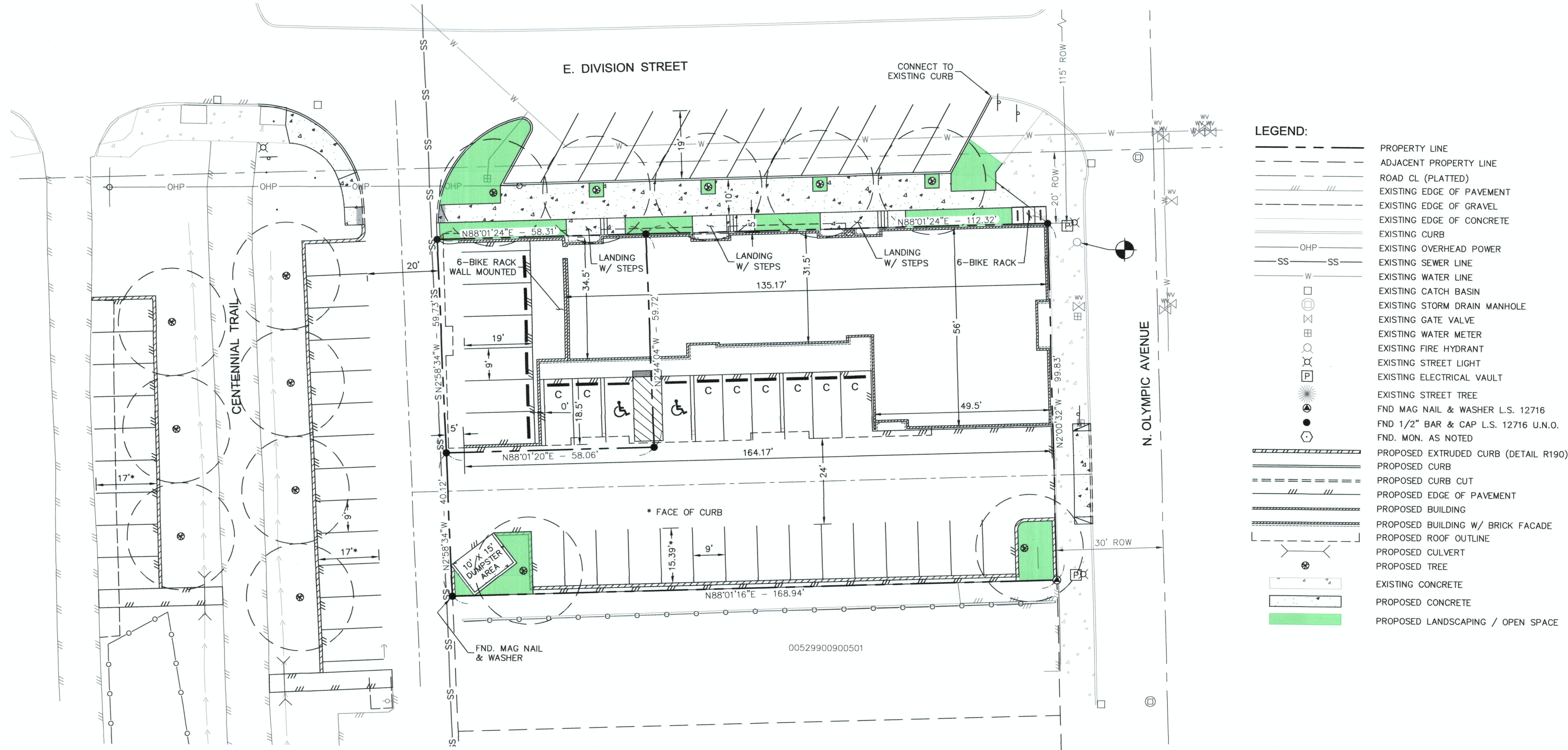
REQUIRED BIKE STALLS = 1 PER 4 BEDROOMS
REQUIRED BIKE STALLS = 46 / 4 = 12 STALLS
PROPOSED BIKE RACK SPACES:
12 SPACES PROVIDED

SHADING CALCULATIONS:

SEE SEPARATE LANDSCAPING PLAN

BUILDING

- 1ST FLOOR
3,935 SOFT COMMERCIAL
- 2ND FLOOR
2 - 1 BEDROOM
16 - STUDIO
 - 3RD FLOOR
14 - STUDIO
 - 4TH FLOOR
14 - STUDIO



DATUM: NAVD 88

TBM A137-24-1
N. BOLT TOP FLANGE OF HYDRANT
ELEV.=112.52

NOTES:

1. PARKING LOT LIGHTING WILL BE PLACED ON THE FACE OF THE BUILDING AND LIGHT POLE NEAR THE DUMPSTER.
2. SEE LANDSCAPE PLAN FOR SCREENING INFORMATION.

NOTE:

BOUNDARY ESTABLISHED PER RECORD OF SURVEY AFN 201808065002.

TOPOGRAPHY SURVEY BY CASCADE SURVEY & ENGINEERING, DECEMBER, 2019.

NOTE:

UTILITIES SHOWN PER AS-BUILT SURFACE FEATURES AND FOLLOWING ASBUILT PLANS:
• CITY OF ARLINGTON WATER AND SEWER ASBUILTS

LEGAL DESCRIPTION:

00529900900101 & 00529900900300

LOTS 1, 2, 3, 4, AND THE NORTH 0.15 FEET OF LOT 5, BLOCK 9, MCMAHON'S FIRST ADDITION TO ARLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 104, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

SEE TITLE CERTIFICATE 500130443 FOR PARCELS A,B,C, AND D.

TAX PARCEL NUMBER:

00529900900101
00529900900300

SITE ADDRESS:

102 E. DIVISION STREET
ARLINGTON, WA 98223

OWNER/APPLICANT:

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

LANDSCAPE ARCHITECT:

PATRIK DYLAN
ECCOS DESIGN
505 S. FIRST ST. SUITE B
MOUNT VERNON, WA 98273
PHONE: (360)419-7400
PATRIK@ECCOSDESIGN.COM

CIVIL ENGINEER:

KIMBERLY E. BUSTEED, P.E.,
CASCADE SURVEYING & ENGINEERING, INC.
P.O. BOX 326
ARLINGTON, WA 98223
PHONE: (360)435-5551

SURVEYOR:

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RANDY@CASCADESURVEYING.COM



DESIGNED	JH	DATE	12/21
DRAWN	JH	DATE	12/21
CHECKED	KB	DATE	1/22
FIELD BOOK	ARL 137	REF.	

GRANDVIEW NORTH LLC
PAISLEY LOFTS
SITE PLAN

CITY OF ARLINGTON CITY FILE NO.: PLN#