

Arlington, WA
WISEMARK COMMONS
 PLN #1139, Section 14, Township 31, Range 05



SHEET NO.	CONTENTS
AG0	COVER SHEET
AG1	GROUND FLOOR SITE PLAN
AG2	SECOND FLOOR SITE PLAN
AG3	PROPERTY AREAS CALCULATIONS
AG4	USABLE OPEN SPACE
AG5	PROJECT DATA



PROPERTY LOCATION

OWNER
 GOUTAM JAIN
 20944 55TH AVE. W
 LYNWOOD, WA 98036
 CONTACT: MICHAEL WEINSTEIN

APPLICANT
 MICHAEL WEINSTEIN
 1610 33RD AVE
 SEATTLE, WA 98122
 PHONE: 206-890-3027

ARCHITECT
 WATTENBARGER ARCHITECTURE, INC.
 40 LAKE BELLEVUE DR.
 BELLEVUE, WA. 98005
 PHONE: (425) 453-0606
 CONTACT: DIANNA HALL

CIVIL ENGINEER
 BEYLER CONSULTING
 5920 100TH ST SW #25
 LAKEWOOD, WA
 PHONE: 253-984-2900
 CONTACT: LANDON BEYLER

LANDSCAPE ARCHITECT
 RICHARD WARD ASSOCIATES
 40 LAKE BELLEVUE DR.
 BELLEVUE, WA. 98005
 PHONE: 425-453-0606
 CONTACT: RICHARD WARD

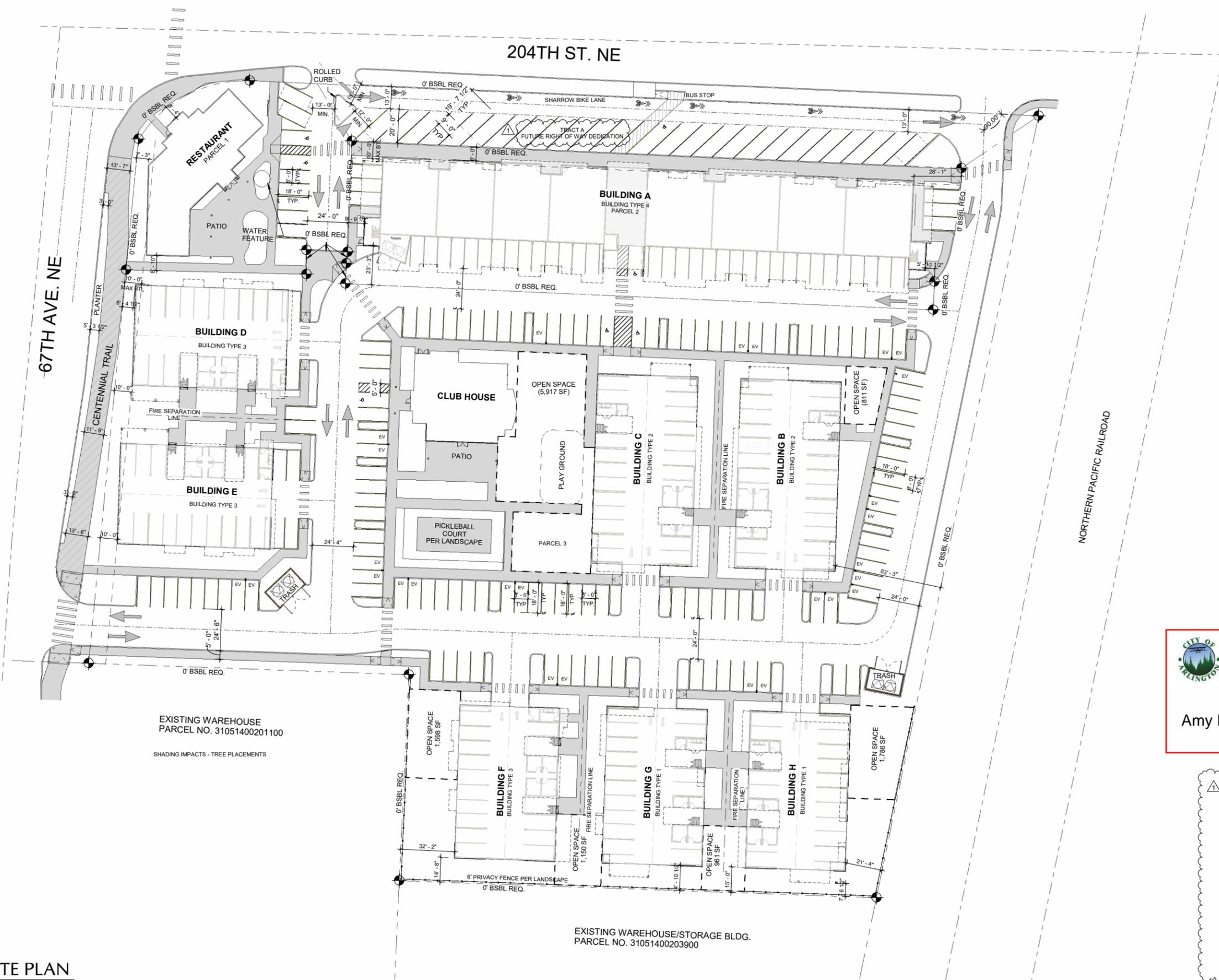
 **Zoning Approval**
PLN #1139 & #1140
April 10, 2024

Digitally signed by Amy Rusko
 DN: cn=Amy Rusko, o=City of Arlington, ou=Community & Economic Development, c=US
 Date: 2024.04.10 16:32:38-0700

Amy Rusko

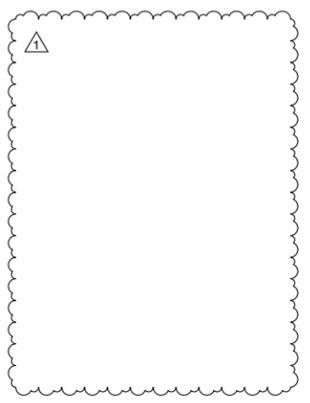
SITE DATA	
PROJECT ADDRESS:	6804 204TH ST. NE, ARLINGTON, WA 98223
LEGAL DESCRIPTION:	SECTION 14 TOWNSHIP 31 RANGE 05 QUARTER SW - BEG NW COR SEC TH E ALG N LN 648FT TO W MGN BURLINGTON NORTHERN RR TH S ALG W LN SD MGN 507FT TH W 285FT TH N 122FT TH W 230FT TO W LN SEC TH N ALG SD WLN 379FT M/L TO POB LESS CO RD & EXC ADD'L R/W TO CITY OF ARL PER SWD REC UND AFN 9401110163 & SWD REC UND AFN 200112100111
ZONING:	COMMERICAL CORRIDOR (CC)
PLACE TYPE DESIGNATION:	VILLAGE CENTER, T4 MAINSTREET (MS)
AIRPORT PROTECTION DISTRICT SUBDISTRICT:	ARLINGTON AIRPORT, SUBDISTRICT C
USE CLASSIFICATION:	MIXED-USE (MULTI-FAMILY APARTMENTS ABOVE A PERMITTED NON-RESIDENTIAL USE) PER AMC 20.40
TAX PARCELS:	31051400200600
LOT SIZE:	4.91 ACRES (213,880 SF)
PROPOSED RESIDENTIAL GROSS DENSITY:	31 UNITS PER ACRE (150 UNITS / 4.91 ACRES)
NET DENSITY:	33 UNITS PER ACRE (150 UNITS / 4.91 ACRES)
BUILDING HEIGHT	
MAIN BLDG REQ:	20' MIN., 3 STORIES MAX.,
PROPOSED:	> 20' & 3 STORIES
ACCES. STRUCTURES:	1 STORY MAX, PROPOSED 1 STORY
TOTAL BLDG LOT COVERAGE:	30%
TOTAL IMPERVIOUS SURFACE:	150,143 SF (3.45 AC)
SEWER / WATER:	CITY OF ARLINGTON
ELECTRICITY:	SNOHOMISH COUNTY PUD
GAS:	CASCADE NATURAL GAS
SPECIAL DISTRICTS (SCHOOL & FIRE):	ARLINGTON SCHOOL DISTRICT & NORTH COUNTY REGIONAL FIRE & EMS
NUMBER OF LOTS:	3
BUILDING SETBACKS:	10' MAX BUILD TO LINE 0' BUILDING SETBACK
OPEN SPACE CALCS:	5%
SCREENING PROVIDED:	STREET FRONTAGES: TYPE "C" SIDE & REAR PROPERTY LINES: TYPE "A" SCREEN.
TOTAL PARKING REQUIRED	
TOTAL REQUIRED SPACES:	309
TOTAL PROPOSED SPACES:	309
BICYCLE PARKING REQUIRED	
TOTAL REQUIRED RESIDENTIAL SPACES:	47
TOTAL RESIDENTIAL SPACES PROVIDED:	103

Project number	22315	Drawing name	COVER SHEET
	Date		
Drawn by	DH	Scale 12" = 1'-0"	
WISEMARK COMMONS			
40 Lake Bellevue Dr. #350 BELLEVUE, WA 98004 t: 425-453-0606 www.wattenbarger.com			
			



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REVISION	DATE	DESCRIPTION
1	01/23/24	Land Use
2		Comments

GROUND FLOOR SITE PLAN

WISEMARK COMMONS
 6804 204th Street NE, Arlington, WA 98223-8235

OWNER: GOUTAM JAIN
 APPLICANT: MICHAEL WEINSTEIN
 ARCHITECT: TRAVIS MCDANOLD
 JOB NO.: 22315
 PLOT DATE: 2/16/2024 7:24:26 AM
 DATE: 11/30/23
 SCALE: 1" = 30'-0"
 DRAWN: DH/JM
 CHECKD: DH

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Arlington, WA
WISEMARK COMMONS

PLN #1140, Section 14, Township 31, Range 05

204TH ST. NE

67TH AVE. NE



TOTAL SITE AREA: 4.91 ACRES (213,880 SF)

- INTERIOR ROADS
- LANDSCAPE
- PARKING LOT SHADING
- SIDEWALKS & WALKWAYS
- SURFACE PARKING
- UNDER BLDG. PARKING

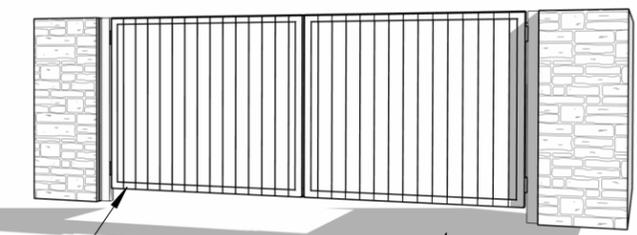
SITE AREA CALCULATIONS		
NAME	AREA	% of Total Site
INTERIOR ROADS	45,007 SF	21%
LANDSCAPE	32,176 SF	15%
PARKING LOT SHADING	15,594 SF	7%
SIDEWALKS & WALKWAYS	24,573 SF	11%
SURFACE PARKING	27,059 SF	13%
UNDER BLDG. PARKING	38,805 SF	18%

OPEN SPACE CALCULATIONS

NAME	AREA	OPEN SPACE REQUIRED: 5%
OPEN SPACE	10,790 SF	OPEN SPACE PROVIDED: 5%

TOTAL PARKING: 72,066, 34% of Total Site
 (Interior Roads + Surface Parking)

PER 20.110.014, TABLE 20.11-14:
 PARKING MITIGATION REQUIRED OF TOTAL PARKING: 16%
 PARKING MITIGATION PROPOSED OF TOTAL PARKING: 22%
 (15,594 SF / 72,066 = 0.22)



STEEL GATE
 ADHERED MANUFACTURED STONE VENEER
 EL DORADO STONE

TRASH ENCLOSURES

SITE AREA CALCULATIONS

1" = 60'-0"

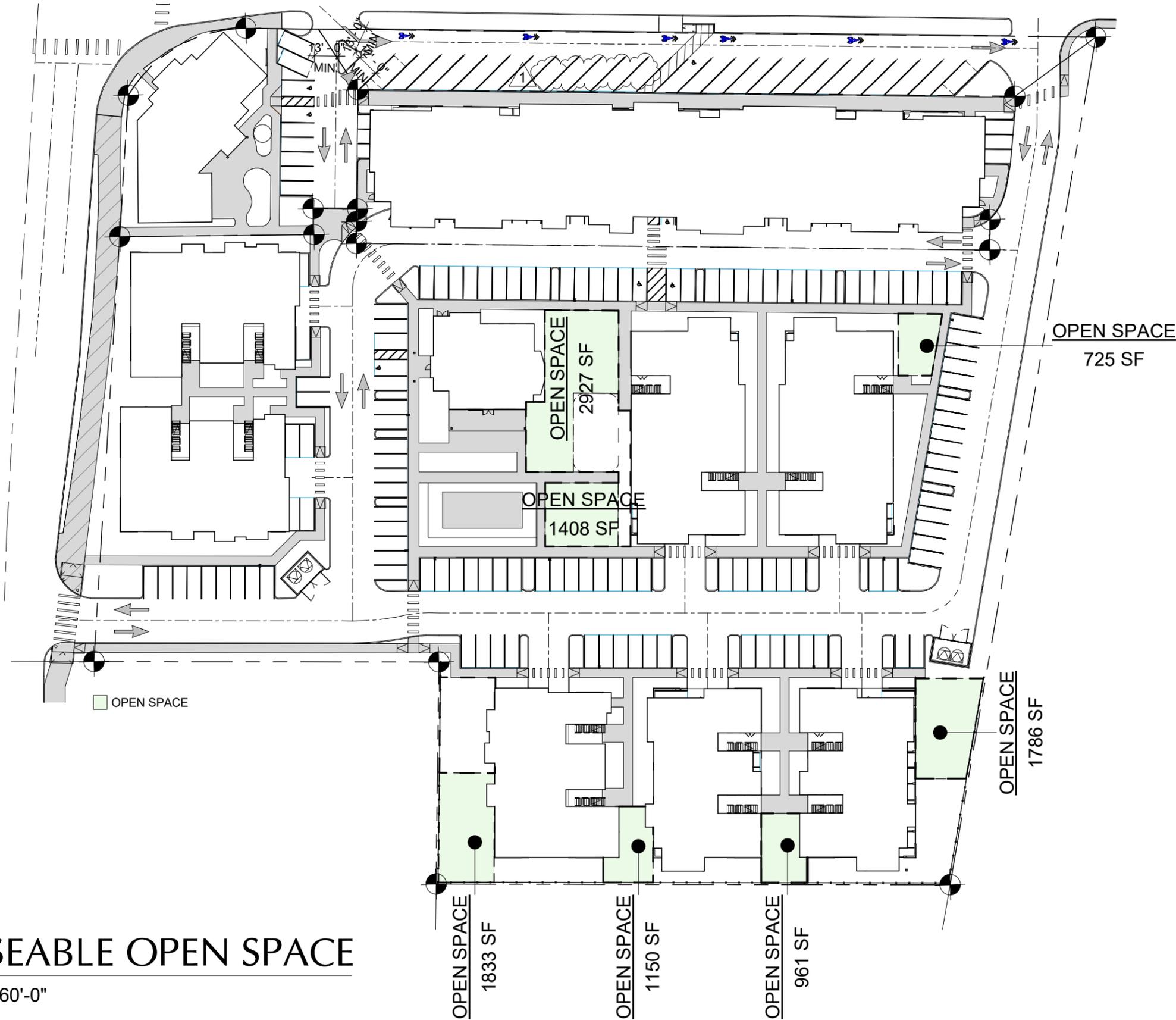
Project number: 22315
 Date: 11/30/23
 Drawn by: DH/JM
 Scale: 1" = 60'-0"
 AG3

WISEMARK COMMONS

40 Lake Bellevue Dr. #350
 BELLEVUE, WA 98004
 T: 425-453-0606
 www.wattenbarger.com

WATTENBARGER ARCHITECTS

Arlington, WA
WISEMARK COMMONS
 PLN #1139, Section 14, Township 31, Range 05



TOTAL SITE AREA: 4.91 ACRES (213,880 SF)

1 SITE AREA CALCULATIONS		
NAME	AREA	%
INTERIOR ROADS	45,007 SF	21%
LANDSCAPE	32,176 SF	15%
PARKING LOT SHADING	15,594 SF	7%
SIDEWALKS & WALKWAYS	24,573 SF	11%
SURFACE PARKING	27,059 SF	13%
UNDER BLDG. PARKING	38,805 SF	18%

OPEN SPACE CALCULATIONS	
NAME	AREA
OPEN SPACE	10,790 SF

PARKING TO LANDSCAPE RATIO CALCS	
Name	Area
PARKING	105,539 SF
LANDSCAPING	

OPEN SPACE REQUIRED: 5%
 OPEN SPACE PROVIDED: 5%

PARKING: 72,066 SF
 (Interior Roads + Surface Parking)

USEABLE OPEN SPACE

1" = 60'-0"

CITY OF ARLINGTON
Zoning Approval
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 Scale: 1" = 60'-0"
 Drawing name: **USABLE OPEN SPACE**
WISEMARK COMMONS
 40 Lake Bellevue Dr. #350
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UNIT COUNT ANALYSIS

TOTAL UNIT COUNT	
NAME	COUNT
1 BED	
UNIT B1	46
UNIT B2	28
UNIT C	4
UNIT C1	6
UNIT C2	6
	90

2 BED	
UNIT D	24
UNIT E	12
	36

STUDIO	
UNIT A1	18
UNIT A2	6
	24

TOTAL UNITS: 150

TOTAL UNITS	
UNIT TYPES	COUNT
1 BED	90
2 BED	36
STUDIO	24
TOTAL UNITS:	150

BLDG UNIT COUNT			
NAME	UNIT TYPES	COUNT	BEDS
BLDG A - BLDG TYPE 4			
UNIT A1	STUDIO	12	12
UNIT B2	1 BED	28	28
UNIT C	1 BED	4	4
UNIT D	2 BED	4	8
UNIT E	2 BED	4	8
		52	60

BLDG B - BLDG TYPE 2			
UNIT B1	1 BED	12	12
UNIT D	2 BED	2	4
UNIT E	2 BED	2	4
		16	20

BLDG C - BLDG TYPE 2			
UNIT B1	1 BED	12	12
UNIT D	2 BED	2	4
UNIT E	2 BED	2	4
		16	20

BLDG D - BLDG TYPE 3			
UNIT A1	STUDIO	2	2
UNIT A2	STUDIO	2	2
UNIT B1	1 BED	2	2
UNIT C1	1 BED	2	2
UNIT C2	1 BED	2	2
UNIT D	2 BED	4	8
		14	18

BLDG E - BLDG TYPE 3			
UNIT A1	STUDIO	2	2
UNIT A2	STUDIO	2	2
UNIT B1	1 BED	2	2
UNIT C1	1 BED	2	2
UNIT C2	1 BED	2	2
UNIT D	2 BED	4	8
		14	18

BLDG F - BLDG TYPE 3			
UNIT A1	STUDIO	2	2
UNIT A2	STUDIO	2	2
UNIT B1	1 BED	2	2
UNIT C1	1 BED	2	2
UNIT C2	1 BED	2	2
UNIT D	2 BED	4	8
		14	18

BLDG G - BLDG TYPE 1			
UNIT B1	1 BED	8	8
UNIT D	2 BED	2	4
UNIT E	2 BED	2	4
		12	16

BLDG H - BLDG TYPE 1			
UNIT B1	1 BED	8	8
UNIT D	2 BED	2	4
UNIT E	2 BED	2	4
		12	16

TOTAL UNITS: 150 186

PARKING ANALYSIS

RESIDENTIAL

TOTAL RESIDENTIAL PARKING REQUIRED: 262
PROVIDED STANDARD STALLS: 264

COMMERCIAL

COMMERCIAL PARKING REQUIRED : 29
TOTAL COMMERCIAL PARKING PROVIDED: 38

ACCESSIBLE PARKING:

TOTAL REQUIRED ADA PARKING: 5
TOTAL ADA PARKING PROVIDED: 5

TOTAL REQUIRED ADA VAN PARKING: 2
TOTAL ADA VAN PARKING PROVIDED: 2

BICYCLE PARKING REQUIRED

TOTAL REQUIRED RESIDENTIAL SPACES: 47
TOTAL RESIDENTIAL SPACES PROVIDED: 103

TOTAL PARKING REQUIRED

TOTAL REQUIRED SPACES: 309
TOTAL PROPOSED SPACES: 309



PARKING TOTALS	
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BLDG 1-1	
Standard - 8'-0" x 18'	6
Standard - 8'-6" x 18'	4
Standard - 9'-0" x 18'	5

15	
BLDG 1-2	
Standard - 8'-0" x 18'	6
Standard - 8'-6" x 18'	4
Standard - 9'-0" x 18'	5

15	
BLDG 2-1	
Standard - 8'-0" x 18'	8
Standard - 8'-6" x 18'	12

20	
BLDG 2-2	
Standard - 8'-0" x 18'	8
Standard - 8'-6" x 18'	12

20	
BLDG 3-1	
Standard - 8'-0" x 18'	2
Standard - 8'-6" x 18'	6
Standard - 9'-0" x 18'	6

14	
BLDG 3-2	
Standard - 8'-0" x 18'	2
Standard - 8'-6" x 18'	6
Standard - 9'-0" x 18'	6

14	
BLDG 3-3	
Standard - 8'-0" x 18'	2
Standard - 8'-6" x 18'	6
Standard - 9'-0" x 18'	6

14	
BLDG 4	
ADA - 8'-0" x 18'	1
Standard - 8'-0" x 18'	33

34	
SITE	
Standard - 9'-0" x 18' 60°	2
ADA - 9'-0" x 18'	2
Standard - 9'-0" x 18'	1
EV Charging - 8'-0" x 18'	28
ADA - 9'-0" x 18'	1
Standard - 8'-0" x 18'	102
Standard - 9'-0" x 18' 45°	25
ADA VAN - 8'-0" x 18'	2

163
TOTAL: 309

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