

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



SHEET NO. 1 **CONTENTS**

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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

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: COMMERCIAL 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 / 1 ACRE)

NET DENSITY: 33 UNITS PER ACRE (150 UNITS / 4.61 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 RESIDENTIAL SPACES: 309
 TOTAL PROPOSED RESIDENTIAL SPACES: 311

BICYCLE PARKING REQUIRED

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

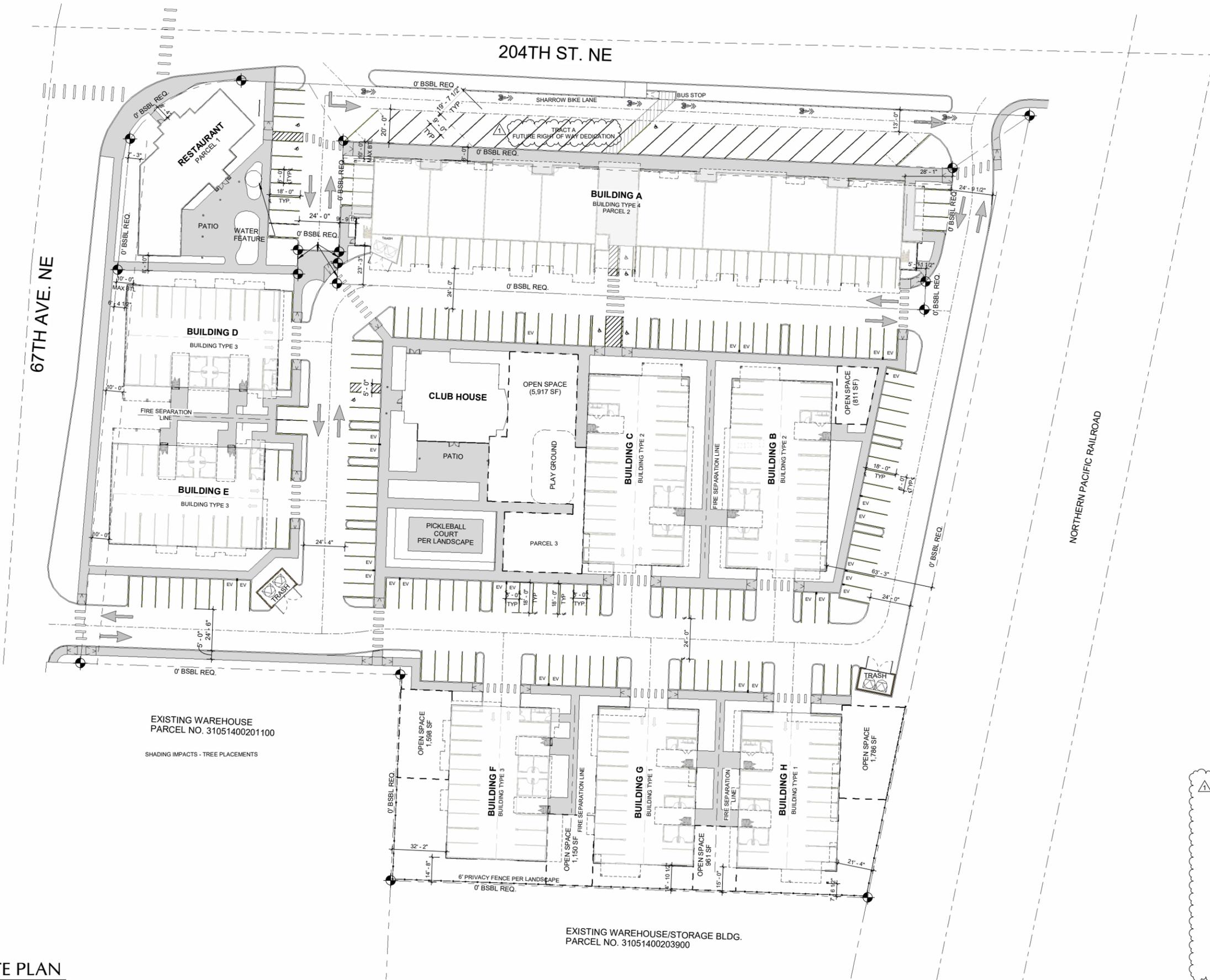
Project number 22315
 Date 11/30/23
 Drawn by DH
 Scale 12" = 1'-0"

Drawing name
COVER SHEET

WISEMARK COMMONS

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





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TRUE NORTH PROJECT NORTH
GROUND FLOOR SITE PLAN
 1" = 30'-0" (1" = 60'-0" WHEN SHEET SIZE IS 11" X 17")

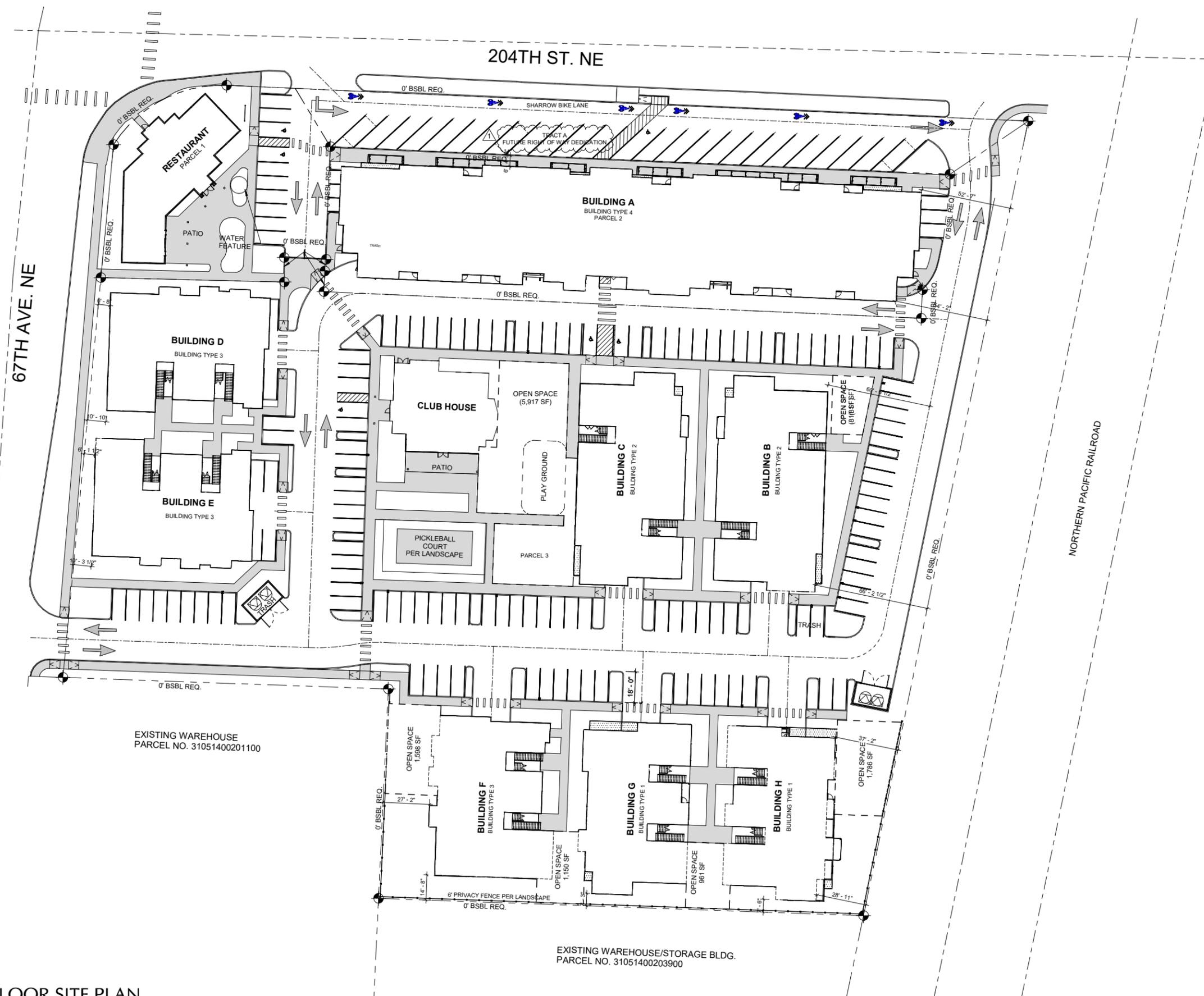
REVISION	DATE	DESCRIPTION
1	01/23/24	Land Use
2		Comments 2

GROUND FLOOR SITE PLAN

WISEMARK COMMONS
 6804 24th Street NE, Arlington, WA 98223-8235

OWNER: GOUTAM JAIN
 APPLICANT: MICHAEL WEINSTEIN
 ARCHITECT: TRAVIS MCDANOLD
 JOB NO.: 22315
 PLOT DATE: 1/25/2024 9:56:29 AM
 DATE: 11/30/23
 SCALE: 1" = 30'-0"
 DRAWN: DH/JM
 CHCKD: DH
 SHEET NO.:

AG1



2ND FLOOR SITE PLAN

1" = 30'-0" (1" = 60'-0" WHEN SHEET SIZE IS 11" X 17")

Revision Schedule		
NO.	DESCRIPTION	DATE
1	Land Use	01/23/24
2	Comments 2	

WISEMARK COMMONS
 SECOND FLOOR SITE PLAN

6804 24th Street NE, Arlington, WA 98223-8235

JOB NO.: 22315
 PLOT DATE: 1/25/2024 9:56:46 AM
 DATE: 08/29/23
 SCALE: 1" = 30'-0"
 DRAWN: DH/JM
 CHCKD: DH

SHEET NO.: AG2

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Arlington, WA
WISEMARK COMMONS

PLN #1139, Section 14, Township 31, Range 05



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	44,965 SF	21%
LANDSCAPE	32,290 SF	15%
PARKING LOT SHADING	15,672 SF	7%
SIDEWALKS & WALKWAYS	24,494 SF	11%
SURFACE PARKING	26,934 SF	13%
UNDER BLDG. PARKING	38,805 SF	18%

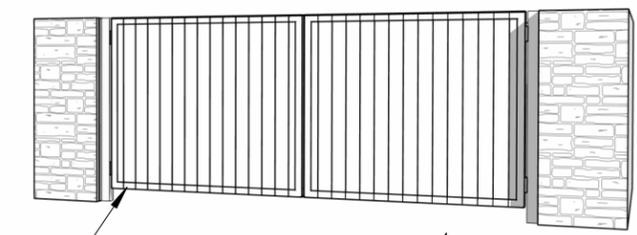
OPEN SPACE CALCULATIONS

NAME	AREA
OPEN SPACE	10,790 SF

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

TOTAL PARKING: 71,899, 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%
 (15,634 SF / 71,899 = 0.22)



STEEL GATE

ADHERED MANUFACTURED STONE VENEER
 EL DORADO STONE

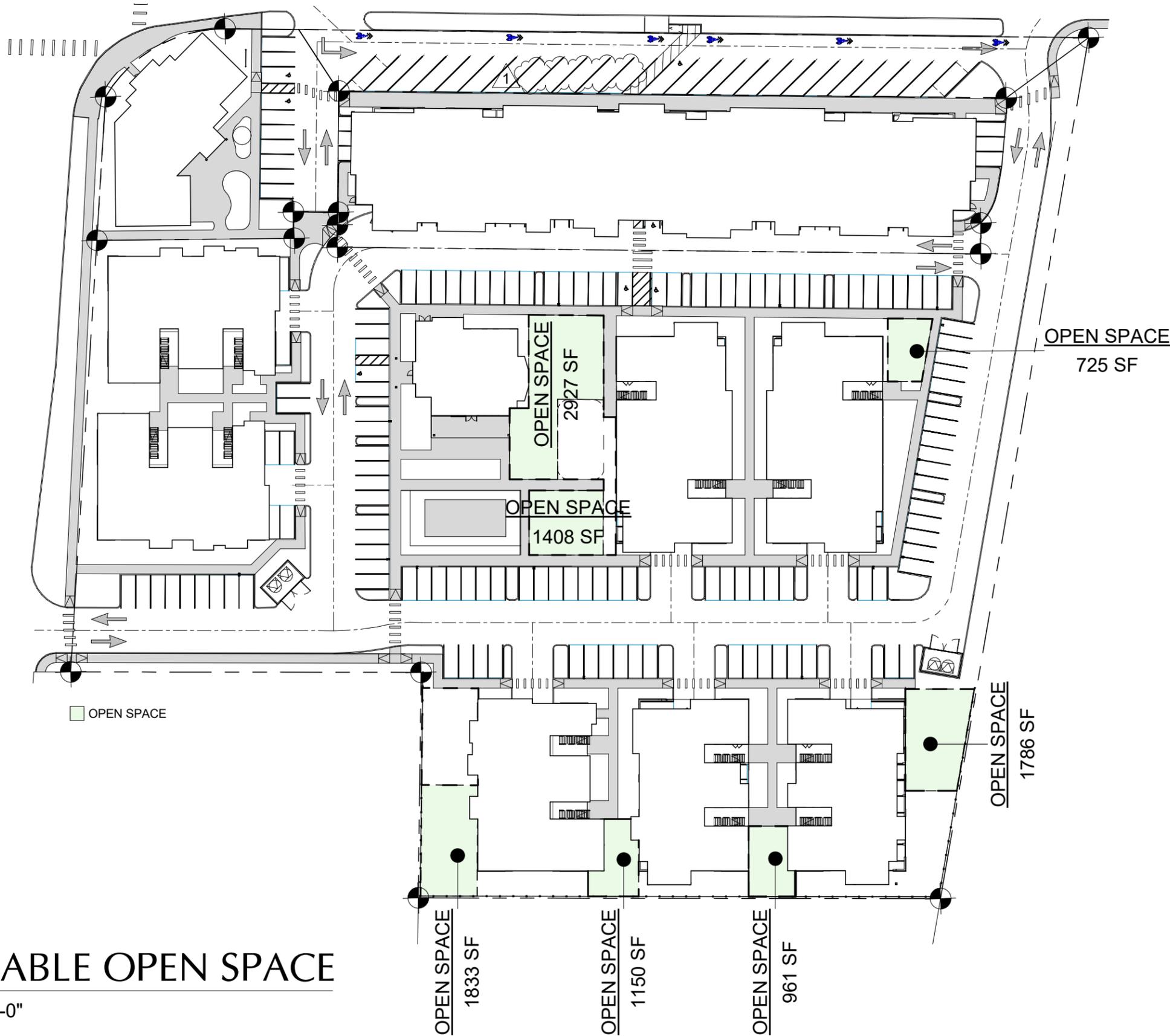
TRASH ENCLOSURES

SITE AREA CALCULATIONS

1" = 60'-0"

Project number: 22315
 Date: 11/30/23
 Drawn by: DH/JM
 Scale: 1" = 60'-0"
 Drawing name: PROPERTY AREAS CALCULATIONS
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	44,965 SF	21%
LANDSCAPE	32,290 SF	19%
PARKING LOT SHADING	15,672 SF	4%
SIDEWALKS & WALKWAYS	24,494 SF	11%
SURFACE PARKING	26,934 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: 71,899
 (Interior Roads + Surface Parking)

USEABLE OPEN SPACE

1" = 60'-0"

Project number 22315
 Date 11/30/23
 Drawn by DH/JM
 Scale 1" = 60'-0"
 AG4

USABLE OPEN SPACE

WISEMARK COMMONS

40 Lake Bellevue Dr. #350
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Arlington, WA
WISEMARK COMMONS

PLN #1139, Section 14, Township 31, Range 05



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: 310



PARKING TOTALS

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	
ADA - 9'-0" x 18'	3
Standard - 9'-0" x 18'	1
EV Charging - 8'-0" x 18'	28
Standard - 8'-0" x 18'	105
Standard - 9'-0" x 18' 45°	25
ADA VAN - 8'-0" x 18'	2

164
 TOTAL: 310

Project number	22315	Date	11/30/23	Scale	12" = 1'-0"
	Project name		WISEMARK COMMONS		Drawn by
Drawing name PROJECT DATA					
40 Lake Bellevue Dr. #350 BELLEVUE, WA 98004 t: 425-453-0606 www.wattenbarger.com					