

Broadway Station

1615 J Street
Mericanuck Holdings LLC

DEVELOPER / OWNER

MERICANUCK HOLDINGS LLC
515 West Bakerview Road
Bellingham WA 98226
360-305-6917
Jason Loeb

ARCHITECT

GRINSTAD & WAGNER ARCH.
1609 12th Street
Bellingham WA 98225
360-676-9501
Fred Wagner, AIA, Architect

PROJECT INFORMATION

PROJECT DESCRIPTION:
A 39 UNIT, 3 STORY APARTMENT BUILDING WITH
6,572 S.F. STREET LEVEL COMMERCIAL SPACE.
PROJECT ADDRESS : 1610 J STREET BELLINGHAM WA
TAX PARCEL # : 3802255314930000
LEGAL DESCRIPTION:
LOTS 1-3 & 6-8 BLK 55
SUPPLEMENTAL MAP OF WHATCOM

ZONING : FOUNTAIN DISTRICT URBAN VILLAGE
COMMERCIAL TRANSITION AREA

SETBACKS: 0* HEIGHT: 35' DEF.1 FAR: 0.6
*subject to restrictions see footnote 1&2

SITE AREA: 30,013 SF. FAR: 1.45

BUILDING INFORMATION

COMMERCIAL AREA : 6,572 S.F.
RESIDENTIAL AREA : 29,584 S.F.
COMMON AREA : 4,656 S.F.
GROSS BUILDING AREA : 40,652 S.F.

UNIT MIX	PARKING REQUIRED	
1 BRM	8	X 1 = 2
2 BED	31	X 1 = 37
TOTAL	39	TOTAL = 39
COMMERCIAL:	6,572 / 350 =	19 SPACES

PARKING PROVIDED: 46 (shared parking)
ON-SITE PARKING: 39 (RESIDENTIAL USES)
STREET PARKING: 7 (COMMERCIAL USES)
*30% reduction allowed in Urban Village

ARCHITECTURAL DRAWINGS

- A1.0 Coversheet & Existing Conditions
- A1.1 Site Plan
- A2.0 First Floor Plan
- A2.1 Second Floor Plan
- A2.2 Third Floor Plan
- A2.3 Roof Plan
- A3.0 Elevations
- A3.1 Contextual Elevation
- A4.0 Building Section

- L-1 Landscape Plan
- E-1 Exterior Lighting Plan

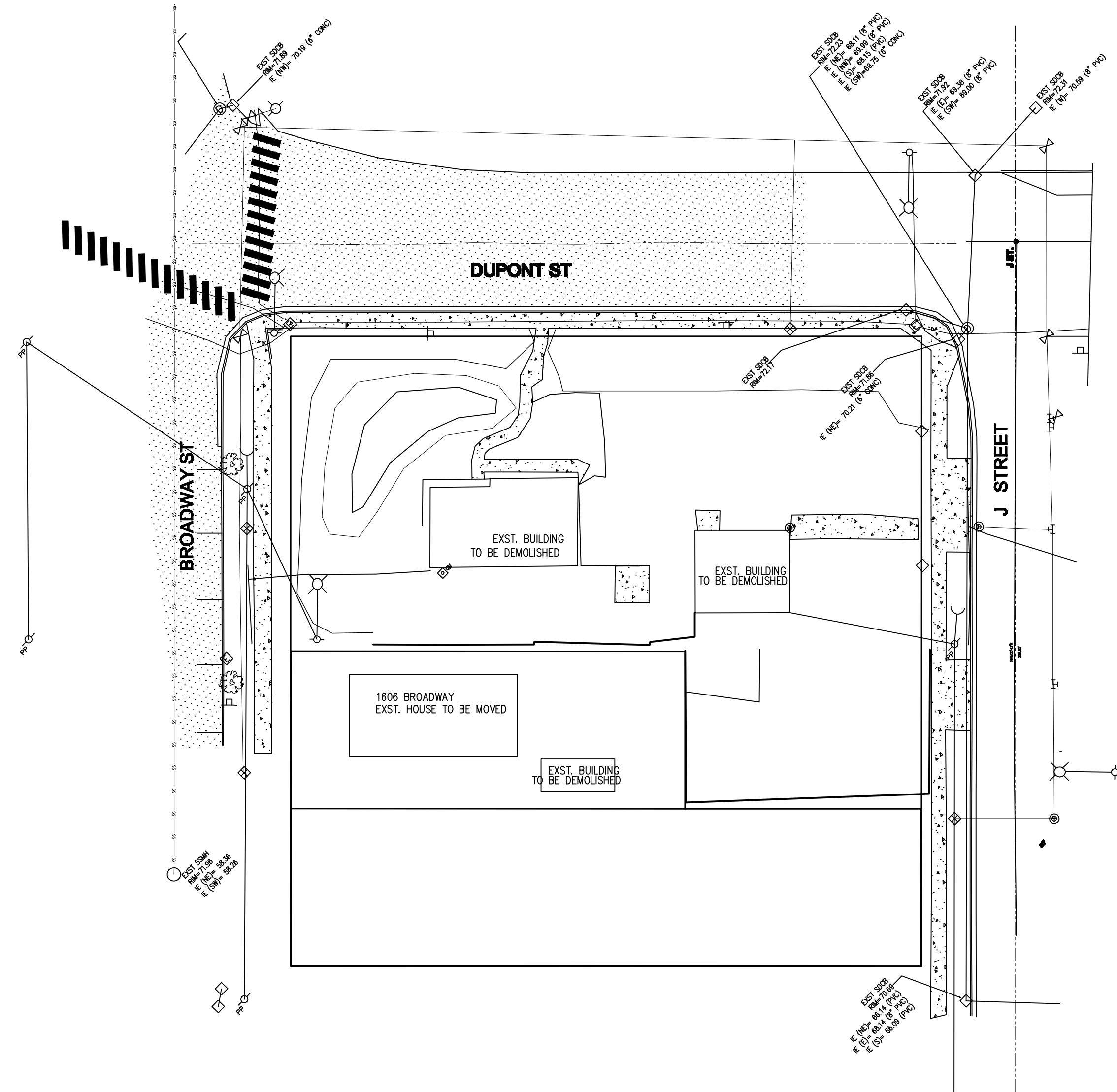
CODE COMPLIANCE

CODE : IBC 2015
OCCUPANCY GROUPS : B / M, R-2
CONSTRUCTION TYPE : VA, NFPA 13 FIRE SPRINKLED
IBC TABLE 503 ALLOWS : 3 STORY
12,000 PER FLOOR W/ 1
STORY SPRINKLER INCREASE

SEPARATED OCCUPANCIES PER TABLE 508.4 REQUIRE 1-HOUR
FIRE RESISTIVE CONSTRUCTION BETWEEN M, S-1, & R-2 OCC.
EGRESS - (2) 1-HOUR STAIR ENCLOSURES SEPARATED BY MORE
THAN 1/3rd OF THE DIAGONAL OF THE BUILDING.
FIRE RESISTANCE OF EXTERIOR WALLS : PROTECTED ON INTERIOR SIDE ONLY.

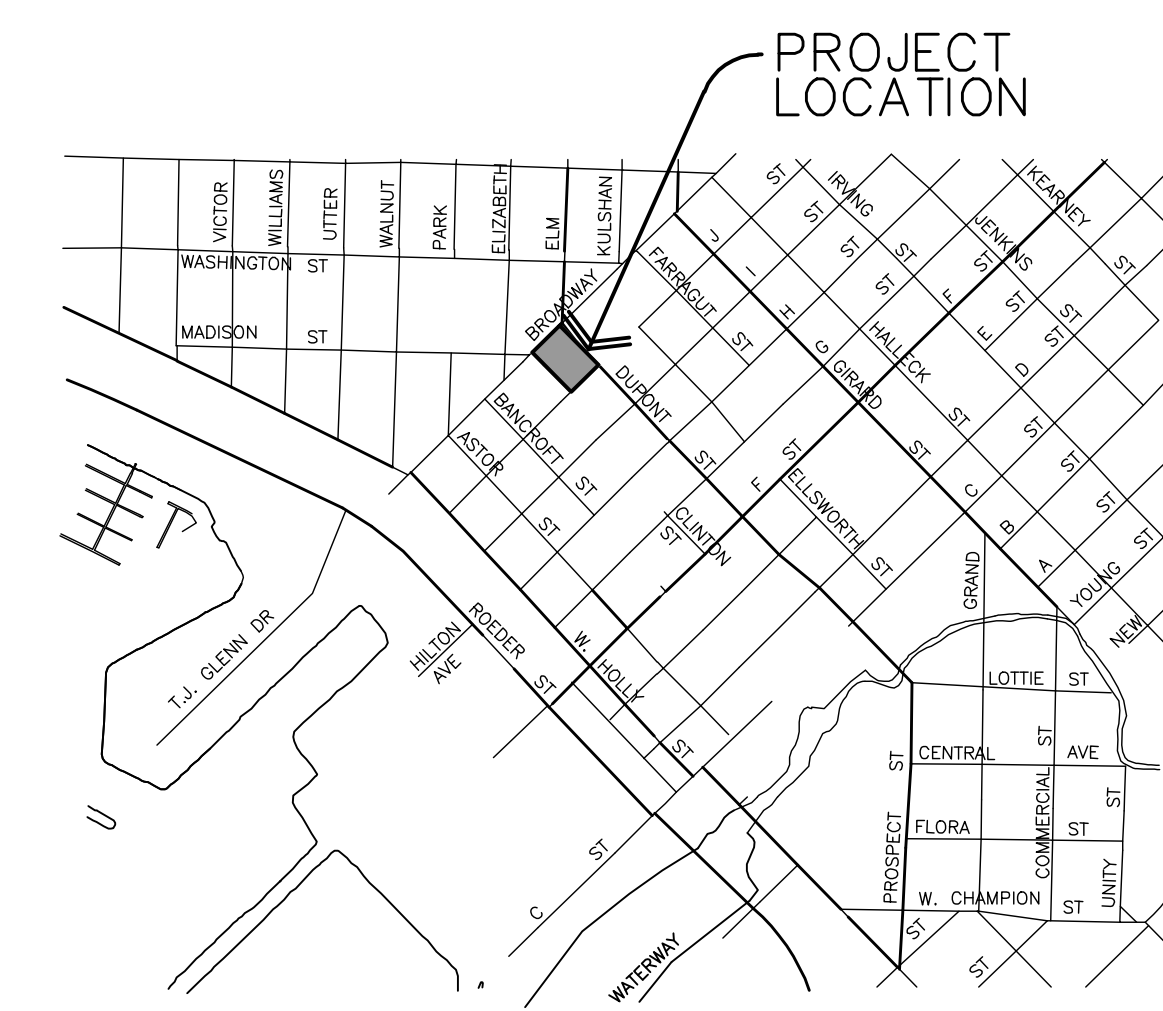
FLOOR AREA :

FIRST FLOOR	13,484 s.f.
SECOND FLOOR	13,584 s.f.
THIRD FLOOR	13,584 s.f.
TOTAL AREA:	40,562 s.f.

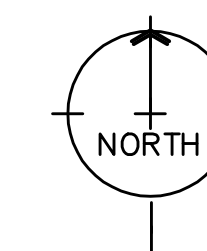


Existing Conditions

SCALE : 1" = 30'-0"



VICINITY MAP



Design Review
26 JULY 2017

REVISIONS BY

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(360) 676-9501

REGISTERED ARCHITECT
FREDERIC R. WAGNER
STATE OF WASHINGTON

COVERSHEET
EXIST. COND./VICINITY MAP

Broadway Station
1615 J Street
Mericanuck Holdings L.L.C.

DATE: 6-5-2013

SCALE: A1.0

DWN BY: AJP

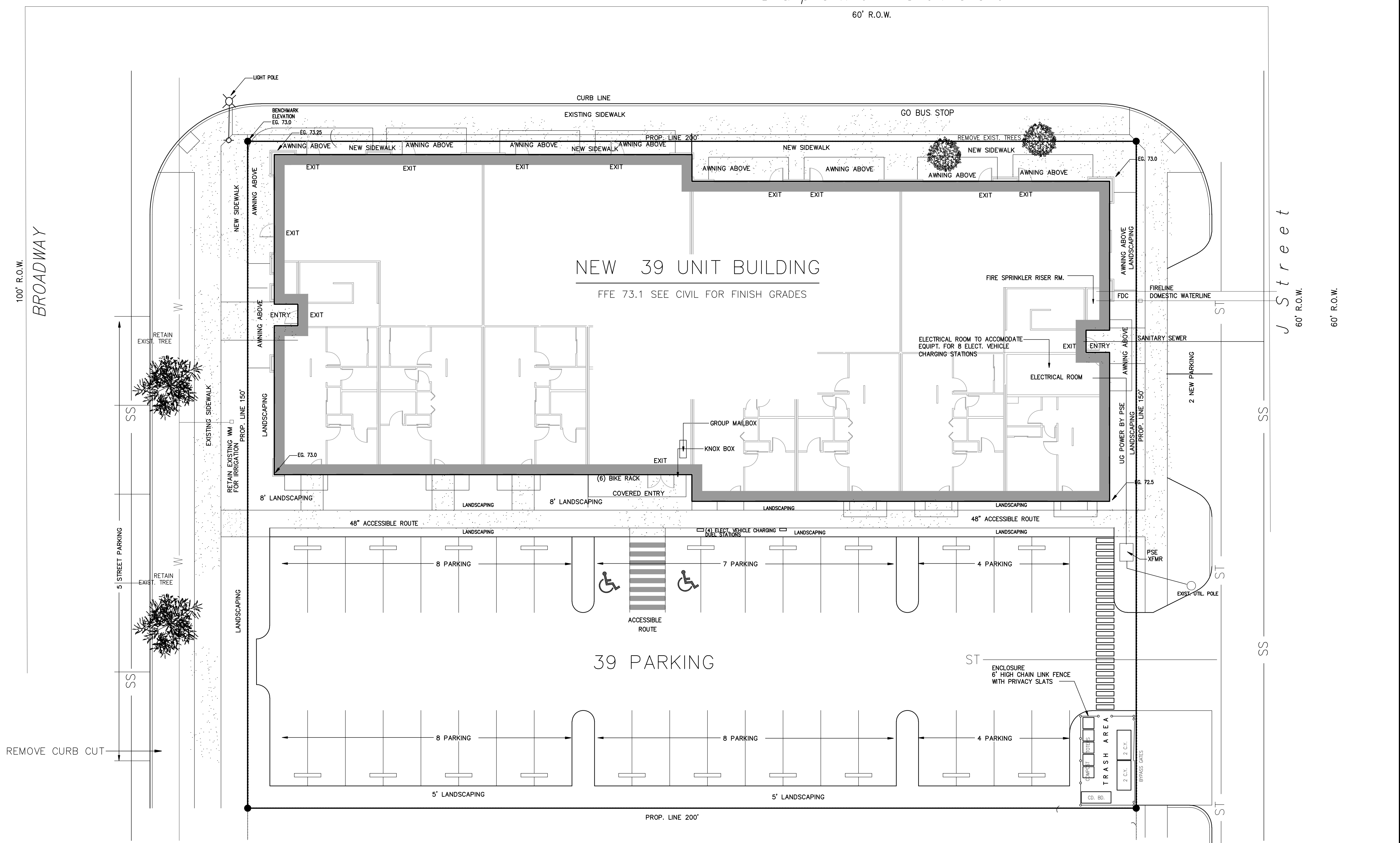
JOB: 16-904

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Dupont Street

60' R.O.W.



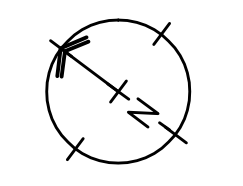
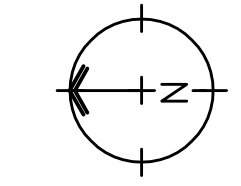
SITE ANALYSIS

BUILDING COVERAGE	13,484'	45 %
PARKING AREA	10,583'	36 %
SIDEWALK	1,642'	5.5 %
OPEN AREA	4,304'	14.5 %
TOTAL	30,013'	

SITE PLAN

SCALE : 1" = 10'

SITE AREA: 30,000 SF. FAR= 40,630/ 30,000 = 1.35



UNIT MIX

1 BEDROOM	8
2 BEDROOM	31
TOTAL	39

PARKING REQUIRED

URBAN VILLAGE REQUIRES ONE SPACE PER UNIT	
TOTAL	39

Design Review
26 JULY 2017

COVERSHEET
SITE PLAN

Broadway Station
1615 J Street
Mericanuck Holdings L.L.C.

DATE: 6-5-2013

SCALE: noted

DWN BY: AJP

JOB: 16-904

Sheet

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STATE OF WASHINGTON

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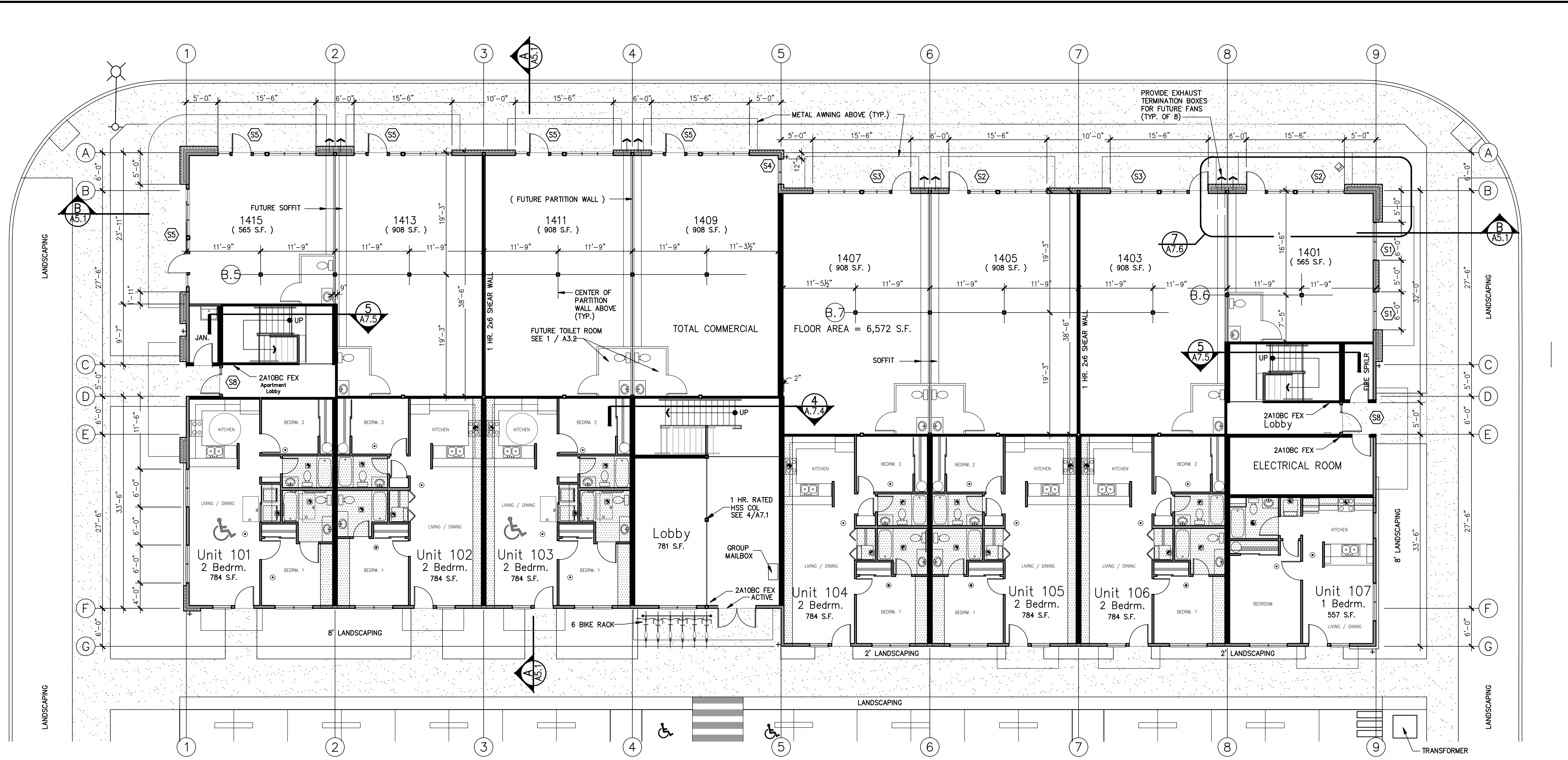
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GROUND FLOOR PLAN

Broadway Station
 1615 J Street
 Mericanuk Holdings LLC

DATE: XX
 SCALE: 1/8" = 1'-0"
 DWN BY: AJP/FW/tg
 JOB: 16-904

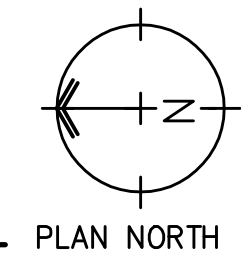
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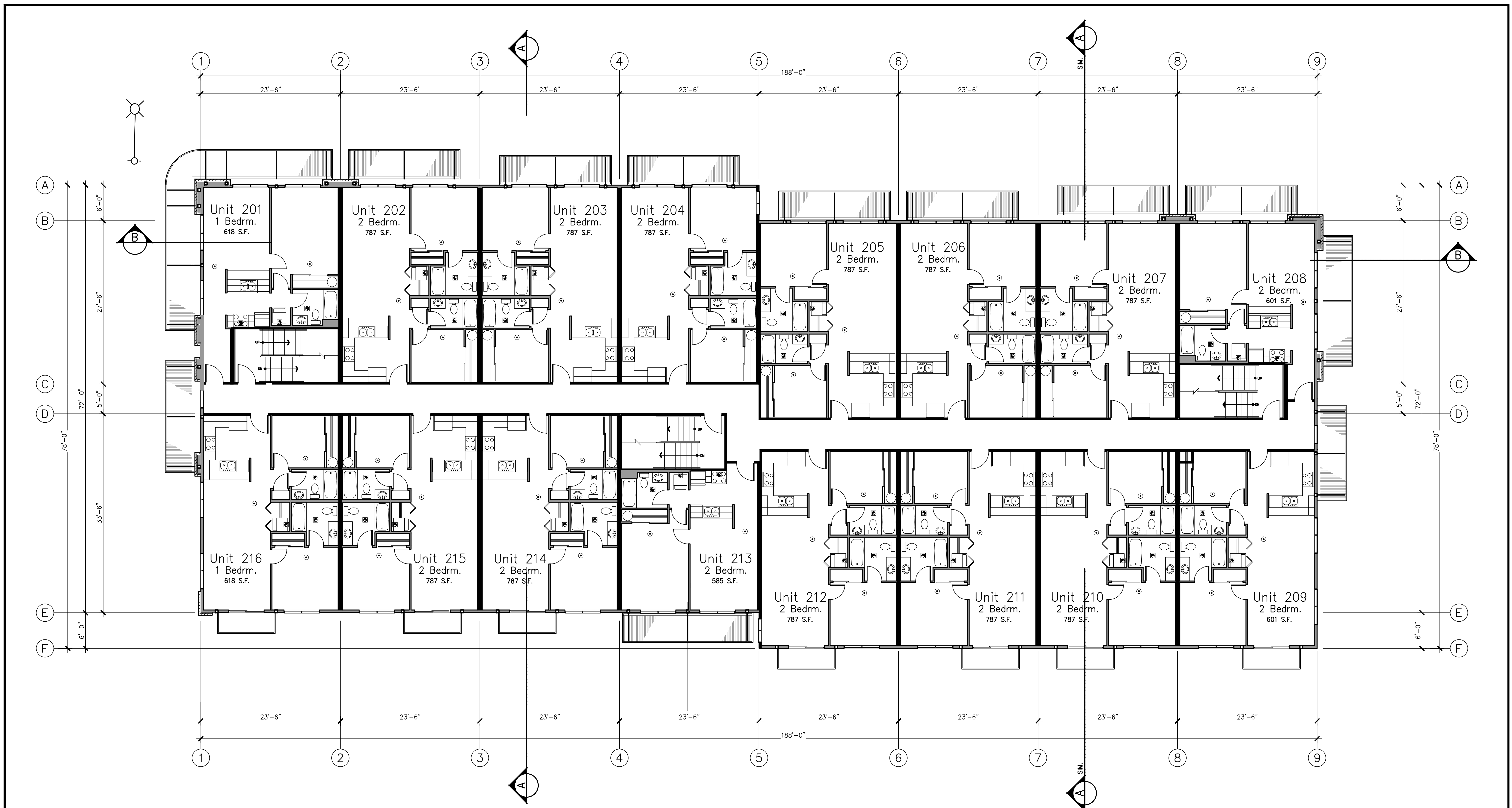
GROUND FLOOR PLAN
 SCALE : 1/8" = 1'-0"

WALL LEGEND
 ——— NON-RATED WALL
 ——— 1 HR RATED WALL

GROSS FLOOR AREA = 13,252 SQ. FT.
 RENTABLE FLOOR AREA = 10,966 SQ. FT. (5,261 SF. RESIDENTIAL).



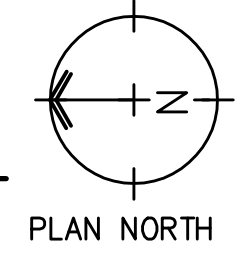
Design Review
 26 JULY 2017



2nd FLOOR PLAN
SCALE : 1/8" = 1'-0"

WALL LEGEND
 ——— NON-RATED WALL
 ——— 1 HR RATED WALL

GROSS FLOOR AREA 13,630 SQ. FT.
RENTABLE FLOOR AREA 12,140 SQ. FT.
EFFICIENCY 89 %



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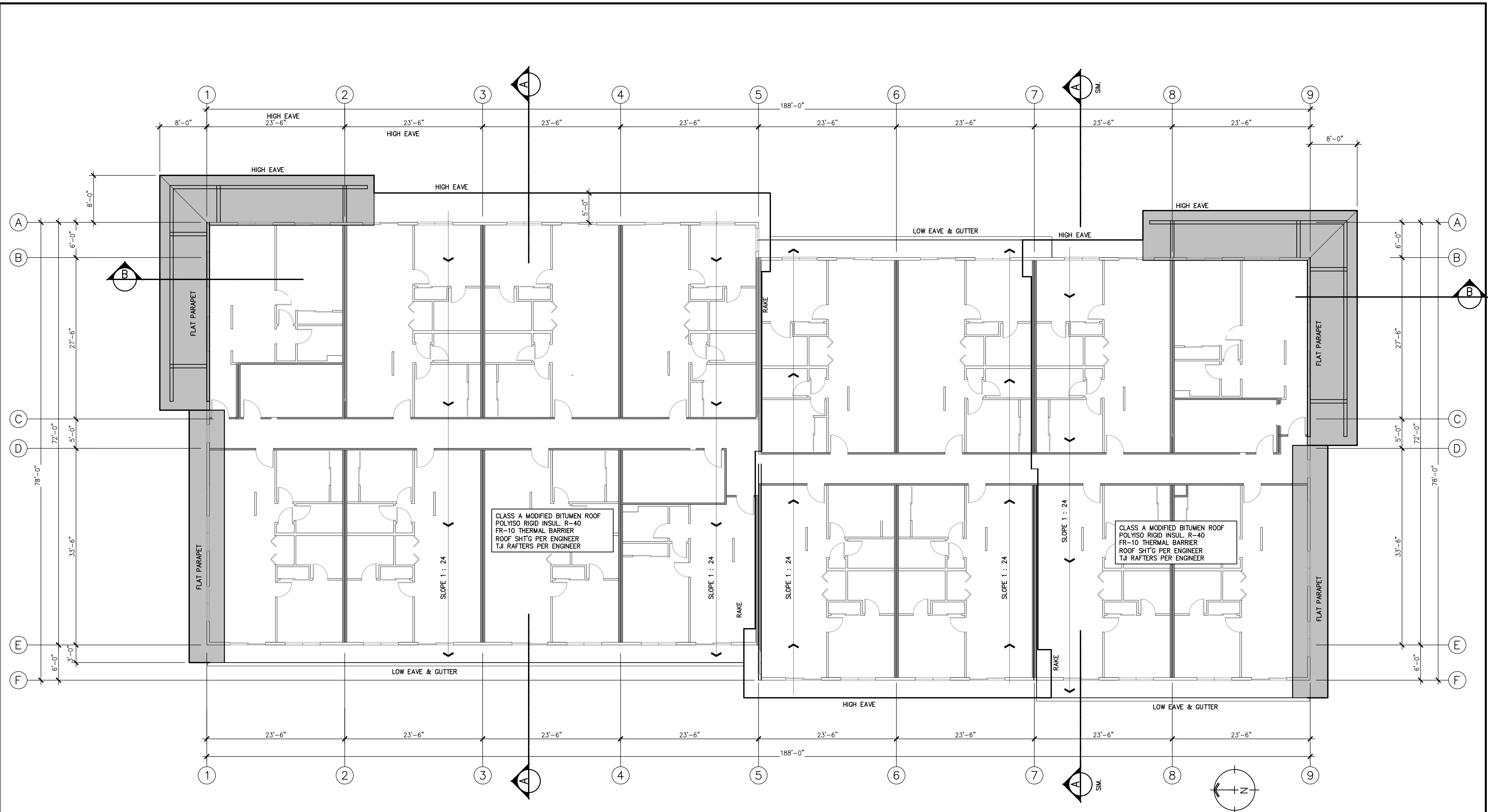
SECOND FLOOR PLAN

Broadway Station
 1615 J Street
 Mericanuk Holdings LLC

DATE: XX
 SCALE: 1/8" = 1'-0"
 DWN BY: AJP/FW/tg
 JOB: 16-904

Design Review
 26 JULY 2017

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 Of 2 Sheets



ROOF PLAN
SCALE : $\frac{1}{8}'' = 1'-0''$

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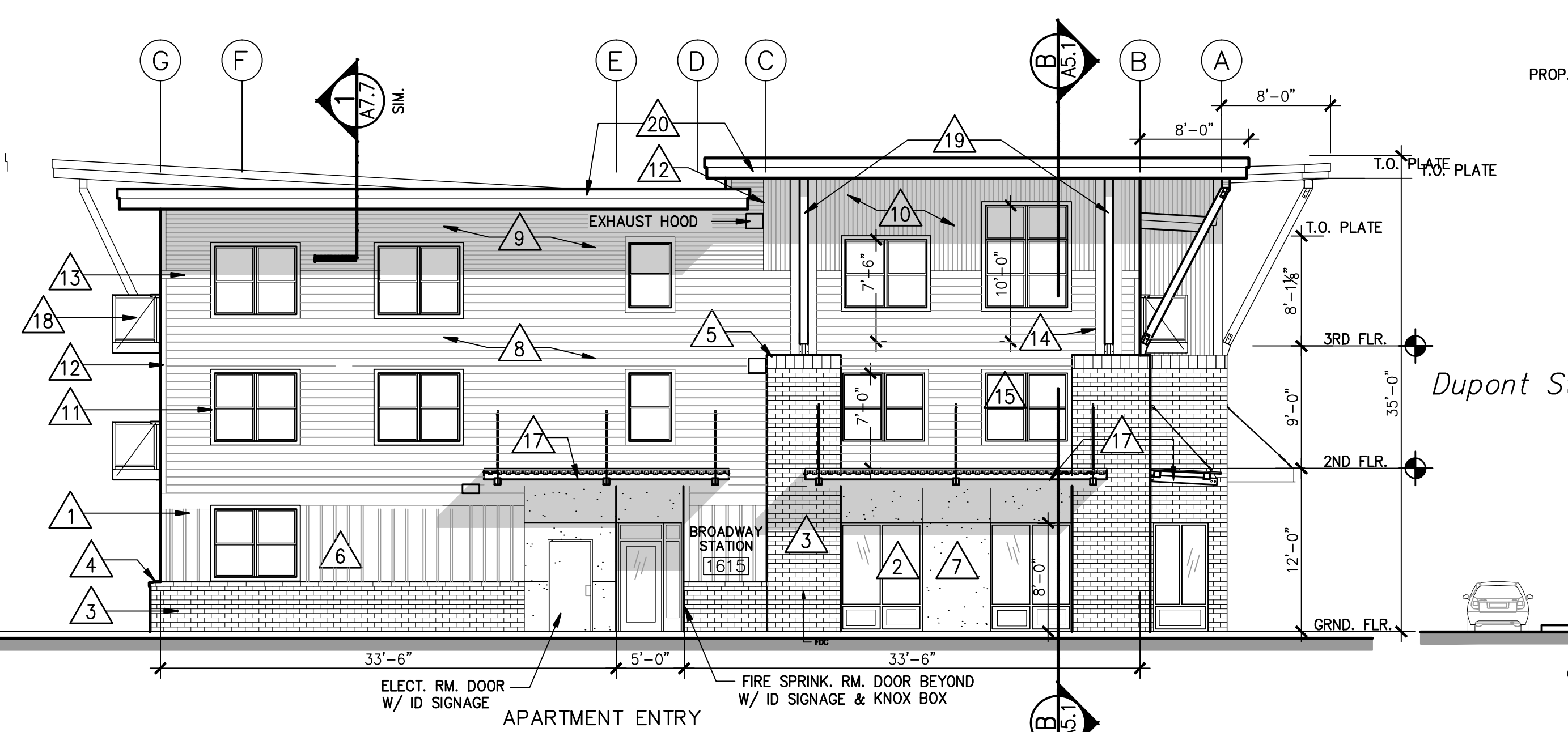
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ROOF PLAN

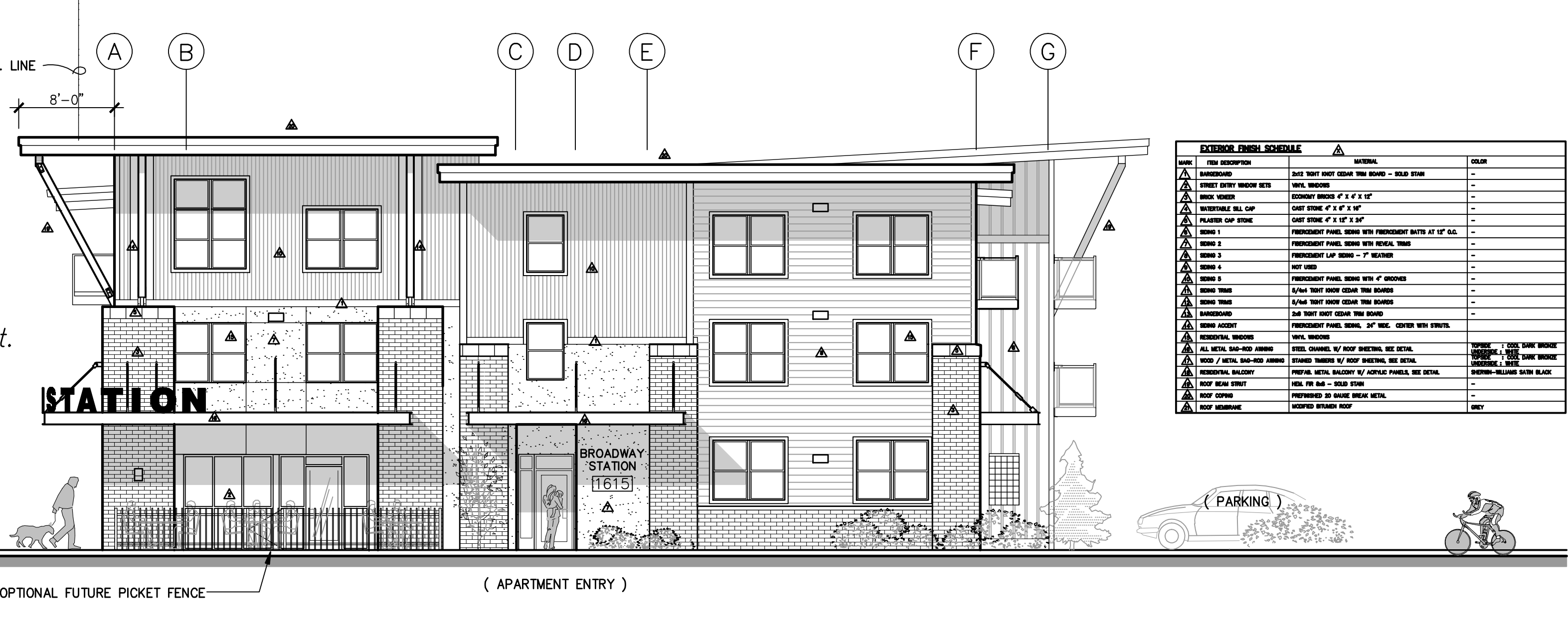
Broadway Station
1615 J Street
Mericanuk Holdings LLC

DATE: XX
SCALE: $\frac{1}{8}'' = 1'-0''$
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JOB: 16-904

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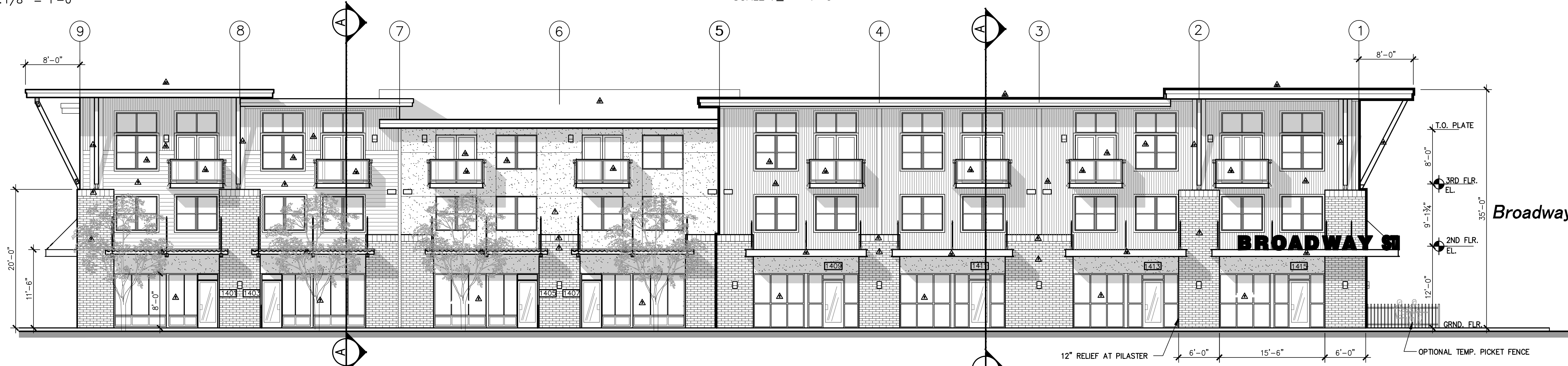


SOUTH ELEVATION (J ST.)
SCALE : 1/8" = 1'-0"



NORTH ELEVATION (BROADWAY)
SCALE : -" = 1'-0"

NO.	DESCRIPTION	MATERIAL	COLOR
1	EXTERIOR WALL	CLAY TILE	CLAY TILE
2	EXTERIOR WALL	CLAY TILE	CLAY TILE
3	EXTERIOR WALL	CLAY TILE	CLAY TILE
4	EXTERIOR WALL	CLAY TILE	CLAY TILE
5	EXTERIOR WALL	CLAY TILE	CLAY TILE
6	EXTERIOR WALL	CLAY TILE	CLAY TILE
7	EXTERIOR WALL	CLAY TILE	CLAY TILE
8	EXTERIOR WALL	CLAY TILE	CLAY TILE
9	EXTERIOR WALL	CLAY TILE	CLAY TILE
10	EXTERIOR WALL	CLAY TILE	CLAY TILE
11	EXTERIOR WALL	CLAY TILE	CLAY TILE
12	EXTERIOR WALL	CLAY TILE	CLAY TILE
13	EXTERIOR WALL	CLAY TILE	CLAY TILE
14	EXTERIOR WALL	CLAY TILE	CLAY TILE
15	EXTERIOR WALL	CLAY TILE	CLAY TILE
16	EXTERIOR WALL	CLAY TILE	CLAY TILE
17	EXTERIOR WALL	CLAY TILE	CLAY TILE
18	EXTERIOR WALL	CLAY TILE	CLAY TILE
19	EXTERIOR WALL	CLAY TILE	CLAY TILE
20	EXTERIOR WALL	CLAY TILE	CLAY TILE



EAST ELEVATION (DUPONT ST.)
SCALE : -" = 1'-0"



WEST ELEVATION (PARKING LOT)
SCALE : -" = 1'-0"

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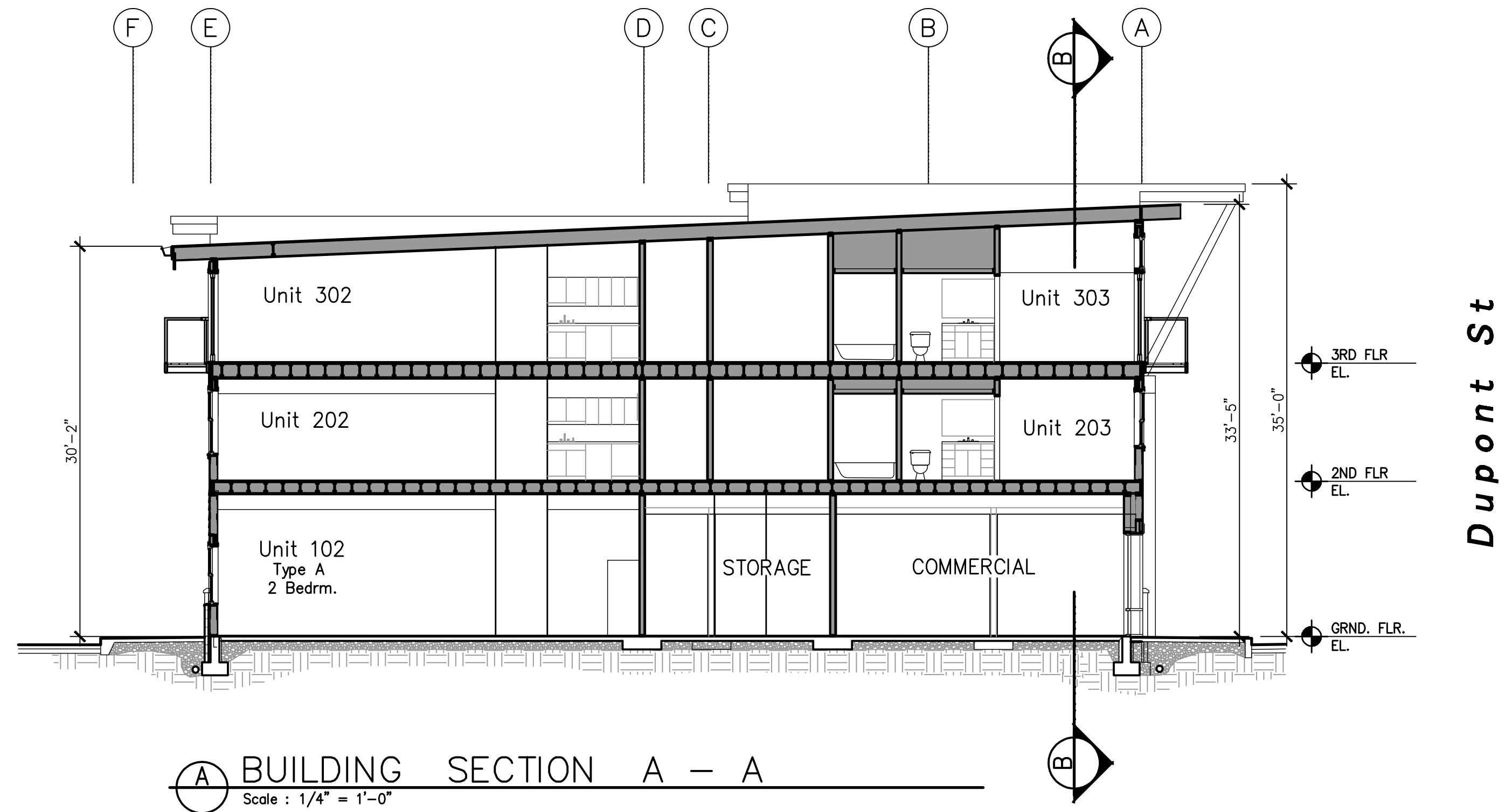
BUILDING ELEVATIONS

Broadway Station
 1615 J Street
 Mericanuk Holdings LLC

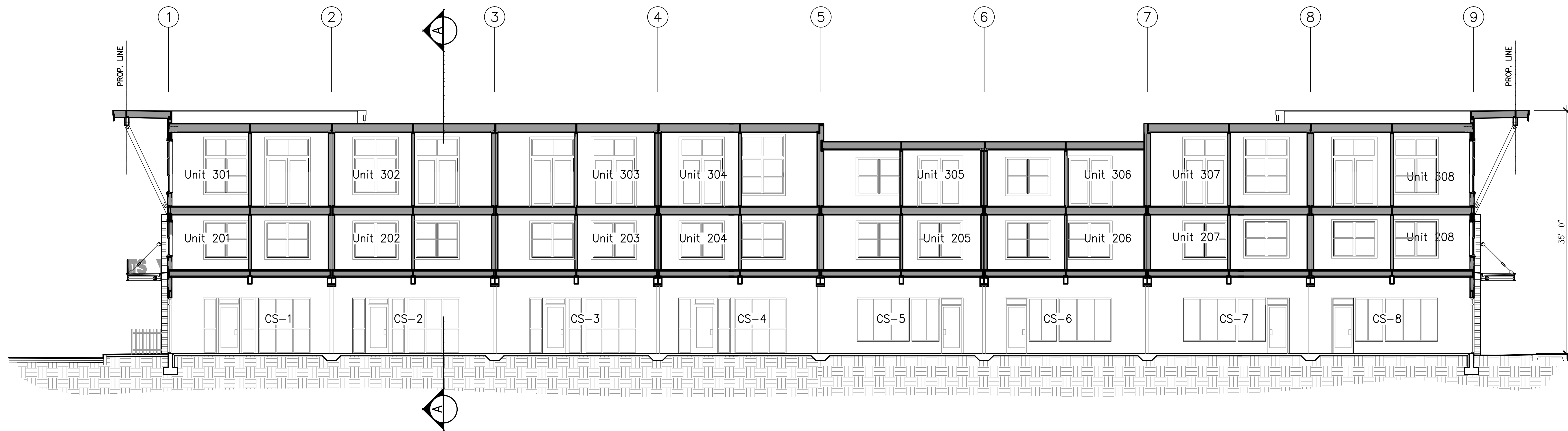
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 JOB: 16-904

Design Review
 26 JULY 2017

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A BUILDING SECTION A - A
Scale : 1/4" = 1'-0"



B BUILDING SECTION B - B
Scale : 1/4" = 1'-0"

REVISIONS BY

NO.	DESCRIPTION	DATE	BY

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BUILDING SECTIONS

Broadway Station
1615 J Street
Mericonuk Holdings LLC

DATE: XX

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

DWN BY: AJP/FW/tg

JOB: 16-904

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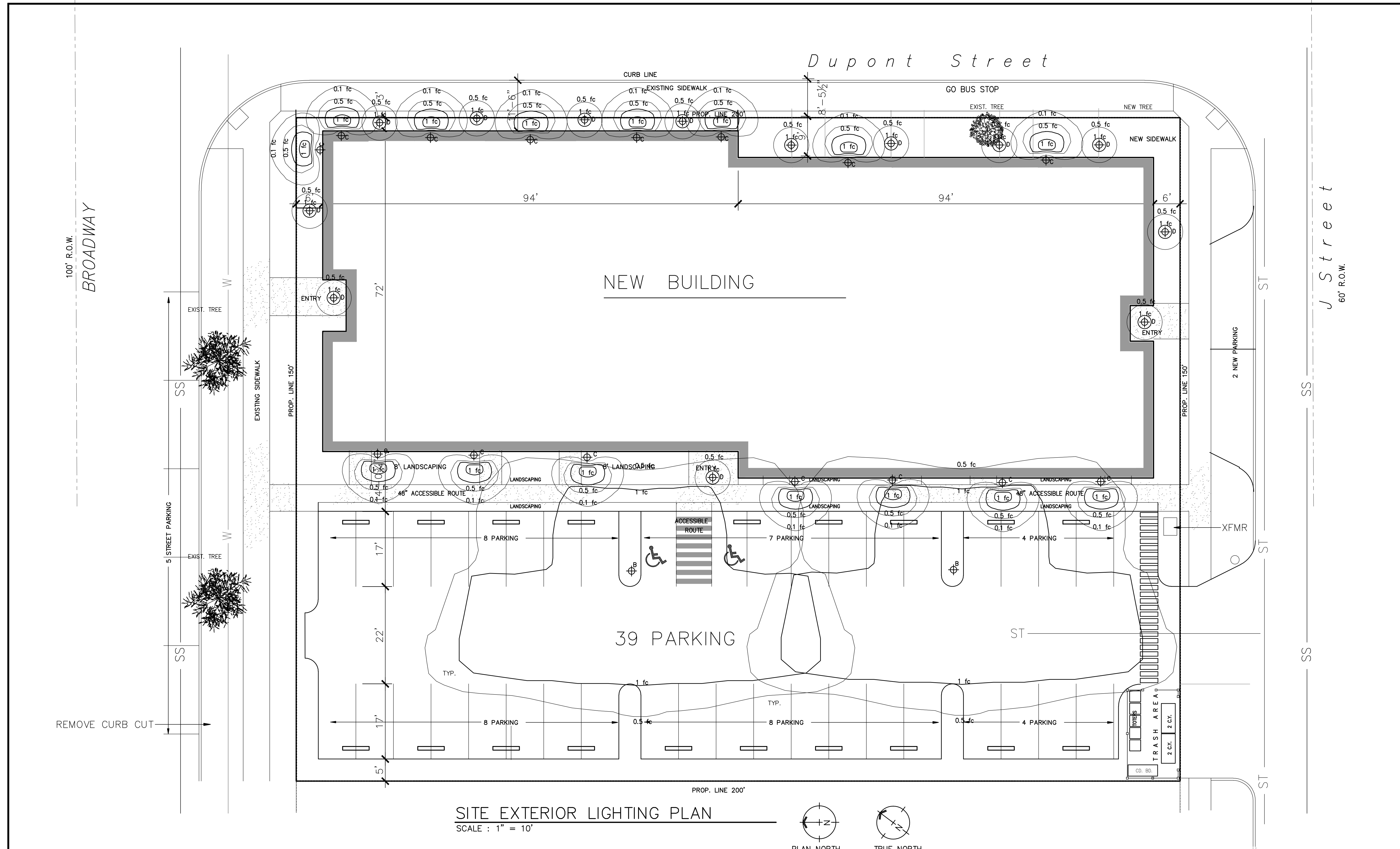
GRINSTAD & WAGNER ARCHITECTS
 [360] 676-9500

REGISTERED ARCHITECT
 FREDERICK R. WAGNER
 STATE OF WASHINGTON

SITE EXTERIOR LIGHTING PLAN

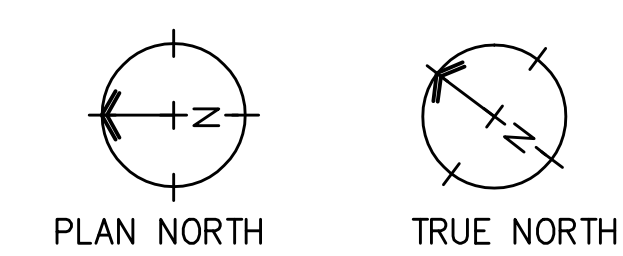
Broadway Station
 1615 J Street
 Mericanuck Holdings L.L.C.

DATE: 6-5-2013
 SCALE: noted
 OWN BY: AJP
 JOB: 16-904
 Sheet: E-1
 Of: 1 Sheets



SITE EXTERIOR LIGHTING PLAN
 SCALE : 1" = 10'

MARK	TYPE	MANUFACTURER	MODEL
⊕ B	LED LIGHT STANDARD 18" MAX.	LITHONIA	DSX1 LED 30C 700 40K T3M 120 MA DDBXD
⊕ C	LED WALL PACK	LITHONIA	OLCS 8 DDB
⊕ D	LED CEILING SURFACE MT.	LITHONIA	OLCFM 15 DDB



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 26 JULY 2017

