



FOREST LOFTS

1126 N FOREST ST

ARCHITECT

GRINSTAD & WAGNER ARCHITECTS
1609 12th Street
Bellingham WA 98225
360-676-9501
Sergio Ruiz, Architect

PROJECT INFORMATION

PROJECT DESCRIPTION: NEW 4-STORY APARTMENT BUILDING
PROJECT ADDRESS: 1126 N FOREST, BELLINGHAM WA
LAX PARCEL #: 300330.36304.0000
LEGAL DESCRIPTION: DOWNTOWN DISTRICT RT 1 - URBAN VILLAGE; STONE NEIGHBORHOOD SUBAREA 16
ZONING: DOWNTOWN DISTRICT RT 1 - URBAN VILLAGE; STONE
SITE AREA: 13,751 SF
HEIGHT LIMIT: 45 FT
HARDS: NONE

CODE COMPLIANCE

CODE: IRC 2018
OCCUPANCY GROUP: R-2
CONSTRUCTION TYPE: IV, FIRE RESISTANT, NFPA 13
ALLOWABLE AREA: 38,000 SF (TABLE 504.4)
4 STORY (TABLE 504.4)
70 FT HEIGHT (TABLE 504.3)

BUILDING INFORMATION

GROUND FLOOR: 8,330 SF
SECOND FLOOR: 2,000 SF
THIRD FLOOR: 6,680 SF
FOURTH FLOOR: 8,330 SF
TOTAL: 33,340 SF

ARCHITECTURAL DRAWINGS

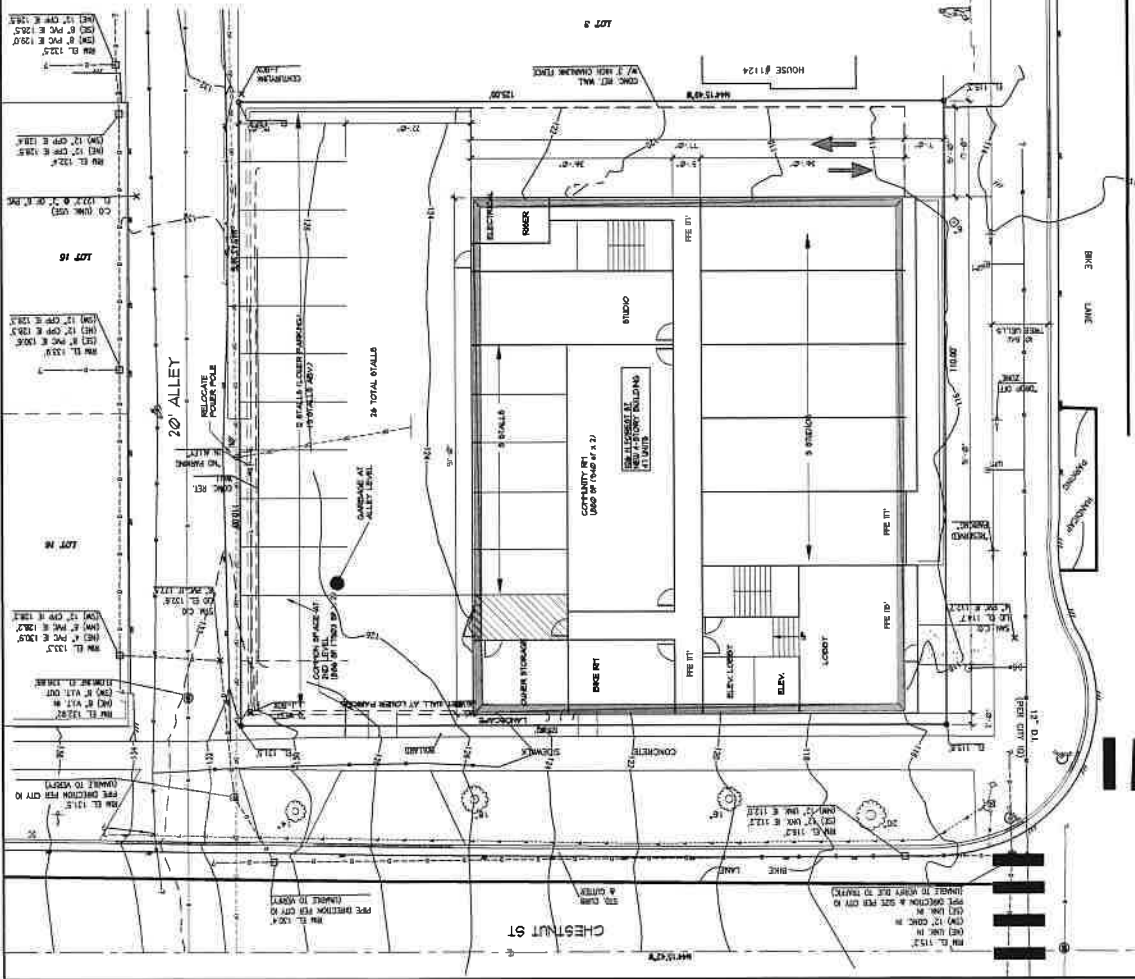
A-1 COVER SHEET, SITE PLAN
A-2 PRELIMINARY FLOOR PLANS
A-3 PRELIMINARY FLOOR PLANS

MAX. LOT COVERAGE: NONE
OPEN SPACE REQUIRED: 1,275 SF (10%) OR GREEN FACTOR OF 0.3
USABLE OPEN SPACE PROVIDED: 4,700 SF (100 SF / UNIT)
PROVIDED: 3,050 SF PVI DECK
1,980 SF COMMUNITY ROOM
1,680 SF GARAGE PLUS

UNIT COUNT:

(44) STUDIO UNITS
(3) 1-BEDROOM UNITS
TOTALS: 47 UNITS
(44) STUDIO UNITS (44) x 0.5 = 22
(3) 1-BEDROOM UNITS (3) x 0.75 = 2.25
TOTALS: 24.25 REQUIRED
TOTAL PARKING PROVIDED = 26

BIKE PARKING:
47 BEDRM x .5 = 24 LONG TERM REQ. / 20 PROVIDED
44 BEDRM x .05 = 2.2 SHORT TERM REQ. / 3 PROVIDED



SITE PLAN

SCALE: 1" = 10'

NOTES:
1. ALL DIMENSIONS AND LOCATIONS SHOWN ARE BASED ON THE SURVEY PROVIDED BY CHARTER AND CRESSEY ON JANUARY 2020.

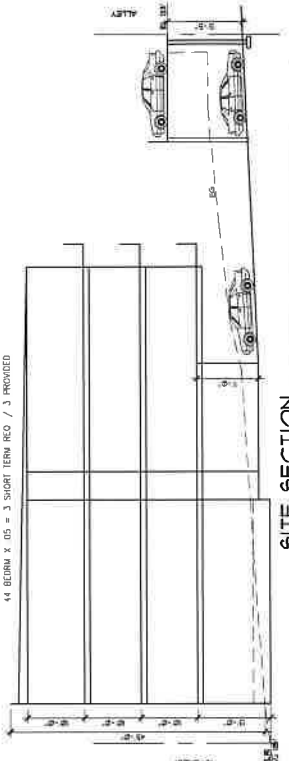
N FOREST ST

NAST43/12°



SITE SECTION

SCALE: 1" = 10'



PROJECT LOCATION



VICINITY MAP



DESIGN REVIEW
FEBRUARY 16, 2024

AI

DATE: 02/16/24
SCALE: 1" = 10'
SHEET: 24 OF 24

SITE PLAN
PROJECT INFORMATION

A New Multi-Family Project
1126 N FOREST ST



REVISIONS	DATE	DESCRIPTION
1	02/16/24	ISSUED FOR PERMIT
2	02/16/24	REVISED PER CITY COMMENTS
3	02/16/24	REVISED PER CITY COMMENTS
4	02/16/24	REVISED PER CITY COMMENTS
5	02/16/24	REVISED PER CITY COMMENTS
6	02/16/24	REVISED PER CITY COMMENTS
7	02/16/24	REVISED PER CITY COMMENTS
8	02/16/24	REVISED PER CITY COMMENTS
9	02/16/24	REVISED PER CITY COMMENTS
10	02/16/24	REVISED PER CITY COMMENTS

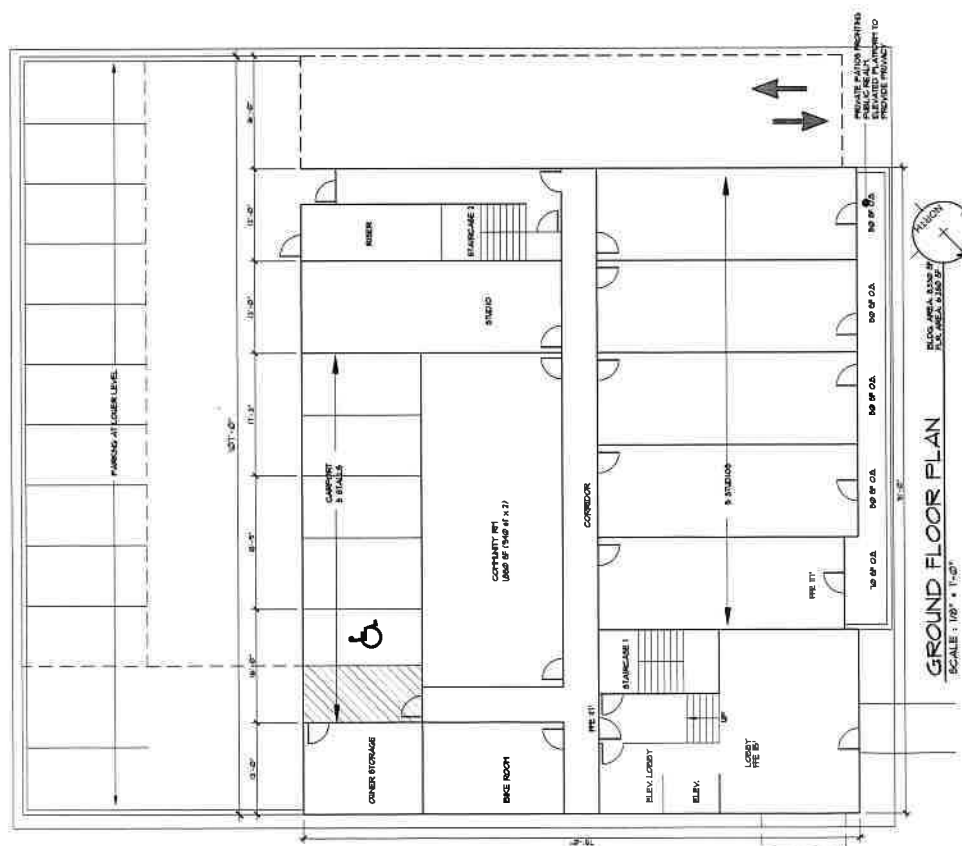
2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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



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

SCALE: 1/2" = 1'-0"



PRELIMINARY FLOOR PLANS

FOREST LOFTS
1726 N. FOREST ST

800-855-0000
www.800-855-0000

[illegible]

REVISED	BY
---------	----



TYP. STUDIO UNIT LAYOUT
SCALE: 1/4" = 1'-0" (468 GF)