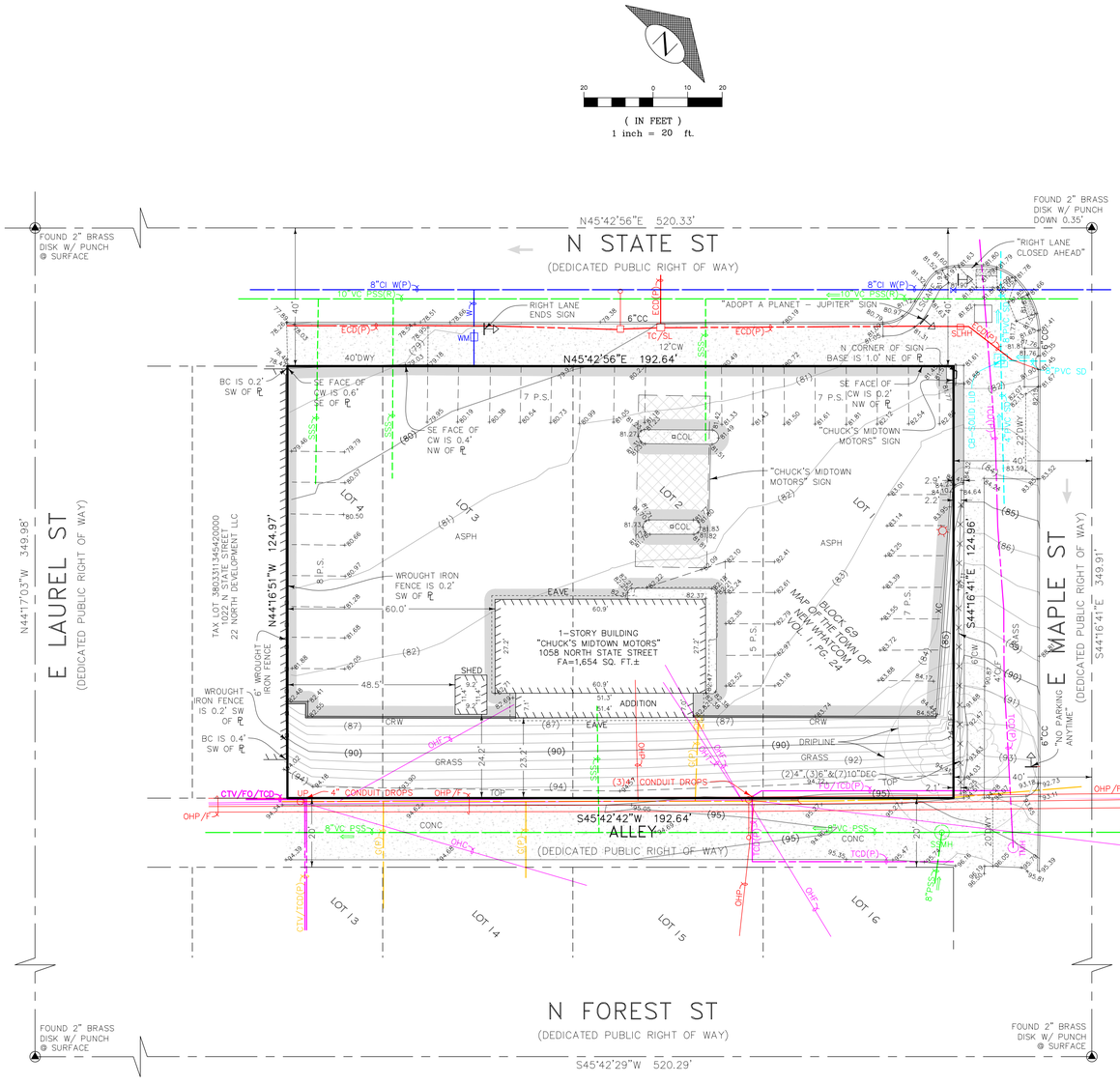
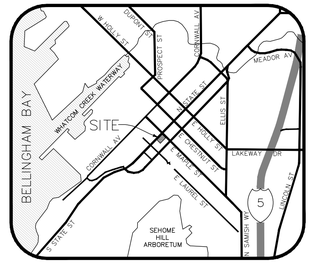
SECTION 31, TOWNSHIP 38 NORTH, RANGE 4 EAST, W.M.





VICINITY MAP
NO SCALE

LEGEND

	ASPHALT (ASPH)
	BUILDING LINE
BC	BUILDING CORNER
BR	BIKE RACK
	CANOPY
	CATCH BASIN (CB)
	CONCRETE SURFACE
CW/BW	CONCRETE/BRICK WALK
CRW/WRW	CONCRETE/WOOD RETAINING WALL
CC/XC	CONCRETE/EXTRUDED CURB
CI	CAST IRON
CP/IP	CONCRETE/IRON PIPE
	CHAIN LINK FENCE (CLF)
COL	COLUMN
℄/M	CENTERLINE/MONUMENT LINE
DEC	DECIDUOUS TREE
DWY	DRIVEWAY
ECD	ELECTRICAL CONDUIT
FA	FOOTPRINT AREA
FO	FIBER OPTICS
FOMH	FIBER OPTIC MANHOLE
	FOUND SURFACE MONUMENT
G	GAS MAIN
GM	GAS METER
	GUY ANCHOR
	LIGHT POLE (METAL)
	LIGHT POLE (WOOD)
	LIGHT POLE (DECORATIVE)
LSCAPE/PA	LANDSCAPE/PLANTER
	MANHOLE
OHP/OHT	OVERHEAD POWER/TELEPHONE
OHC/OHF	OVERHEAD CABLE TV FIBER OPTICS
P.S.	PARKING SPACE(S)
ℙ	PROPERTY LINE (PL)
(P)	PAINTED UTILITY LOCATION
	PIPE FLOW DIRECTION
PS/PSS	COMBINED/SANITARY SEWER
PSD	STORM DRAIN
(R)	RECORD DATA
SD	SERVICE DRAIN (STORM)
CO	CLEANOUT
SSS	SANITARY SIDE SEWER (RECORD)
	SIGN/STREET NAME SIGN
TC/SL	TRAFFIC CONTROL/STREET LIGHT HANDHOLE
TCD	TELEPHONE CONDUIT (BURIED)
TMH	TELEPHONE MANHOLE
TS	TELEPHONE SENTRY
	TRAFFIC FLOW DIRECTION
UP	UTILITY POLE (WOOD)
VC	VITRIFIED CLAY
W	WATER MAIN
WM	WATER METER
⋈	WATER VALVE
	WROUGHT IRON FENCE (WIF)

SITE NOTES

SITE ADDRESS:
1058 NORTH STATE STREET
BELLINGHAM, WA 98225

TAX ACCOUNT NO.:
380331144553

ZONING:
UV7
(URBAN VILLAGE 7)

ZONING AGENCY:
CITY OF BELLINGHAM
PLANNING DEPARTMENT
CITY HALL
210 LOTTIE STREET
BELLINGHAM, WA 98225
(360) 778-8300

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED JANUARY 18, 2019, COMMUNITY PANEL NO. 53073C1651E, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

HORIZONTAL DATUM:
NAD 83/91

AREA:
SITE AS SHOWN CONTAINS 24,073 SQUARE FEET OR 0.5526 ACRES, MORE OR LESS.

PARKING SPACE COUNT:
PARKING SPACES TOTAL 34, INCLUDING 0 DISABLED PARKING SPACES.

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

UTILITY PROVIDERS:

SANITARY SEWERS, STORM DRAINAGE, WATER
CITY OF BELLINGHAM
DEPARTMENT OF PUBLIC WORKS
CITY HALL
2221 PACIFIC ST
BELLINGHAM, WA 98229
(360) 778-7700

NATURAL GAS
CASCADE NATURAL GAS
1600 IOWA STREET
PO BOX 977
BELLINGHAM, WA 98226
(360) 733-5980

POWER
PUGET SOUND ENERGY
1329 N STATE ST,
BELLINGHAM, WA 98225
(206) 425-2000

TELEPHONE
CENTURYLINK
4281 MERIDIAN ST.
BELLINGHAM, WA 98226
(360) 715-0008

DESCRIPTION:
LOTS 1, 2, 3 AND THE NORTHEASTERLY ONE HALF OF LOT 4, BLOCK 69, MAP OF THE TOWN OF NEW WHATCOM, WHATCOM COUNTY, WASHINGTON, AS PER THE MAP THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 24, RECORDS OF WHATCOM COUNTY, WASHINGTON.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. PROFORMA 24541590I, REVISION 1, NOT DATED. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.

NO EASEMENTS OR SURVEY RELATED EXCEPTIONS.

11/11/19

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102-3513
(206) 323-4144
1-800-935-0508
FAX# (206) 323-7135

NO	REVISION	DATE

TOPOGRAPHIC & BOUNDARY SURVEY
SPECTRUM DEVELOPMENT SOLUTIONS
1058 NORTH STATE STREET
BELLINGHAM WHATCOM COUNTY WASHINGTON

drawn by	checked by
HAK/FWH	TRS
scale	date
1" = 20'	11/011/19
job no.	
2019199.00	
sheet 1 of 1	

MIDTOWN

URBAN CONTEXT



NEIGHBORHOOD CONTEXT



SPECTRUM DEVELOPMENT SOLUTIONS MITHŪN

SITE ANALYSIS

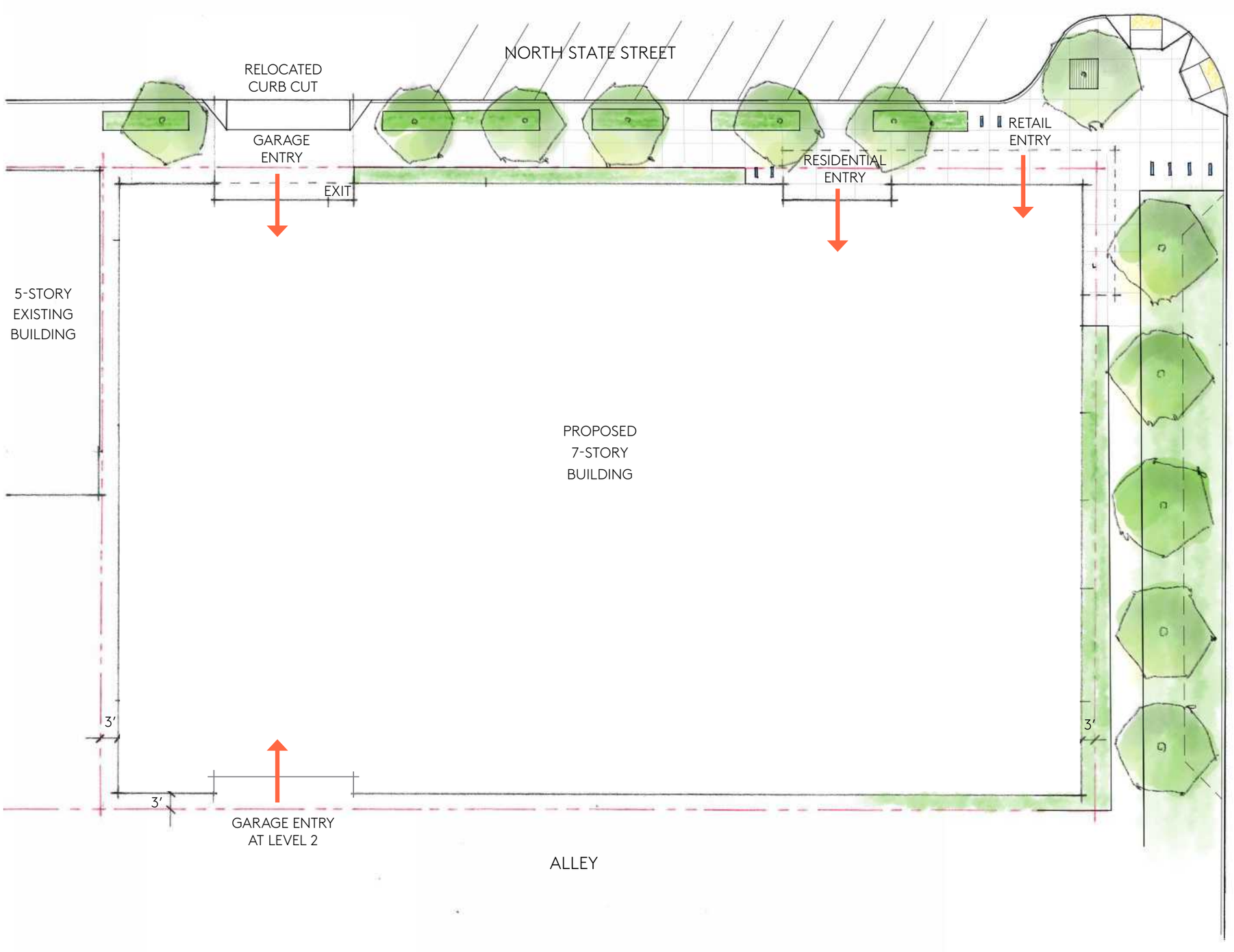


LEGEND

- SITE SLOPE
- EXISTING OVERHEAD POWER LINES
- PROJECT SITE
- PROMINENT CORNER

SPECTRUM DEVELOPMENT SOLUTIONS MITHŪN

SITE PLAN



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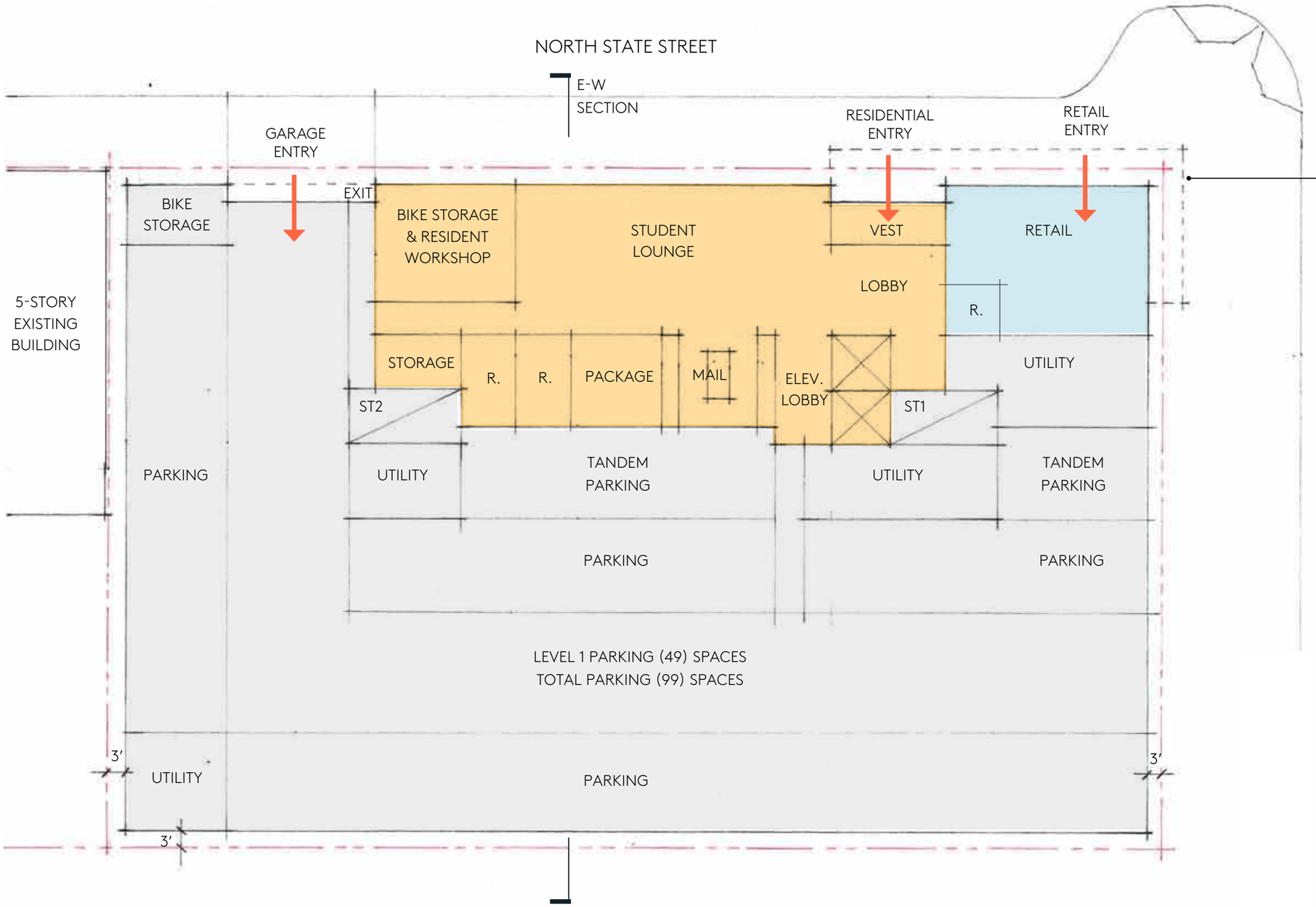
SPECTRUM DEVELOPMENT SOLUTIONS MITHŪN

LEVEL 1 FLOOR PLAN



EAST MAPLE STREET

BUILDING AREA SUMMARY

L1 PARKING & UTILITY AREAS	APPROX. 16,400 GSF
L1 RESIDENTIAL	APPROX. 4,410 GSF
L1 RETAIL	APPROX. 1,000 GSF
LEVEL 1 TOTAL	APPROX. 21,810 GSF
LEVEL 2	APPROX. 21,870 GSF
LEVEL 3	APPROX. 18,850 GSF
LEVEL 4	APPROX. 18,850 GSF
LEVEL 5	APPROX. 18,850 GSF
LEVEL 6	APPROX. 18,850 GSF
LEVEL 7	APPROX. 18,850 GSF
TOTAL RESIDENTIAL	APPROX. 98,660 GSF
TOTAL RETAIL	APPROX. 1,000 GSF
TOTAL PARKING & UTIL. AREAS	APPROX. 38,270 GSF
TOTAL BUILDING	APPROX. 137,930 GSF

BICYCLE PARKING SUMMARY

RESIDENTIAL BIKE PARKING REQUIRED:
LONG TERM: 235 BEDS X 0.5 = 117.5 SPACES
SHORT TERM: 235 BEDS X 0.05 = 11.75 SPACES

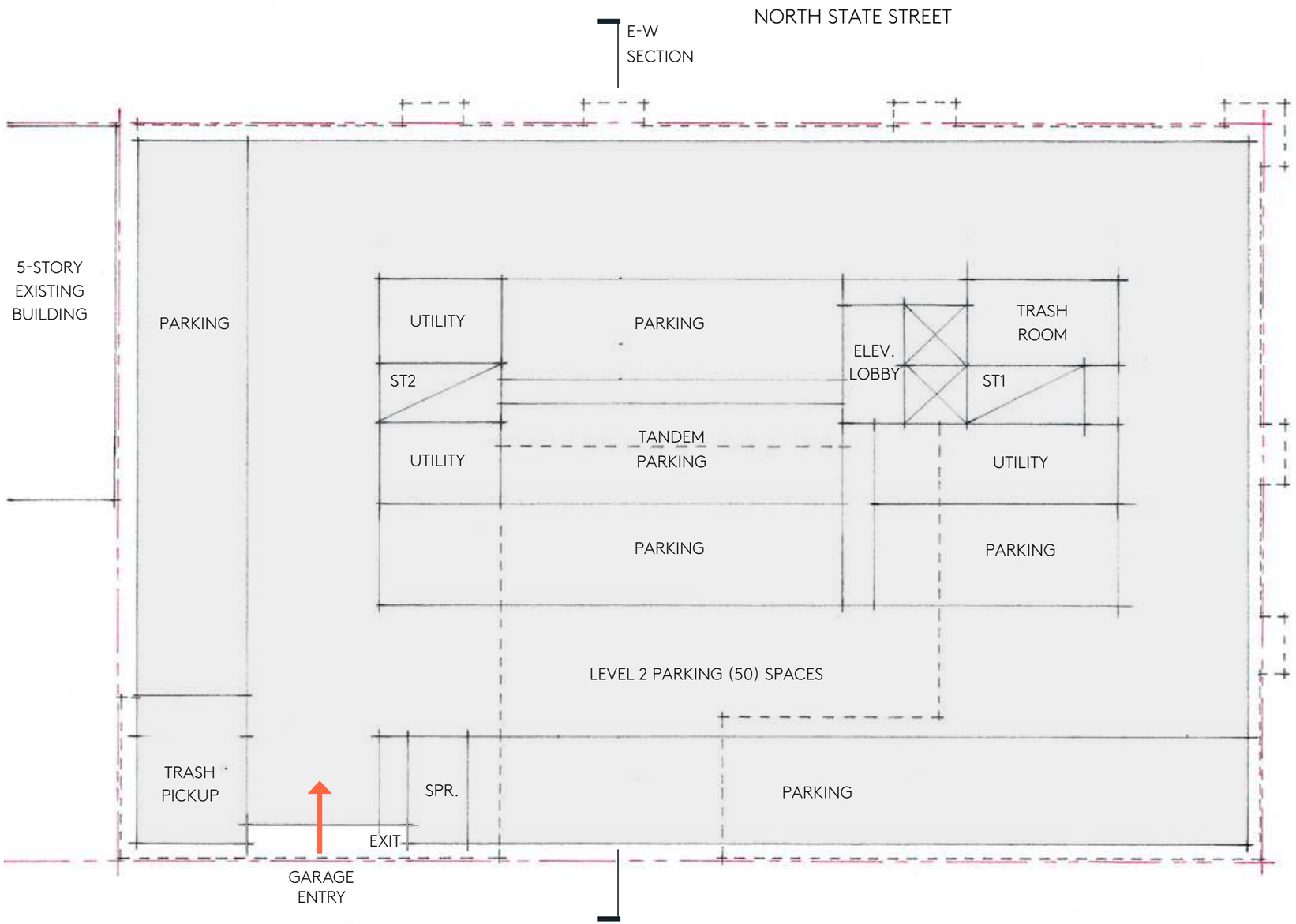
RETAIL BIKE PARKING REQUIRED:
LONG TERM: 2
SHORT TERM: 2

TOTAL LONG TERM BIKE PARKING REQUIRED/PROVIDED:
120 SPACES
TOTAL SHORT TERM BIKE PARKING REQUIRED/PROVIDED:
14 SPACES

0 10' 20'

SPECTRUM DEVELOPMENT SOLUTIONS MITHŪN

LEVEL 2 FLOOR PLAN



PARKING SUMMARY

RESIDENTIAL PARKING REQUIRED:

4B	1 X 45 UNITS + 0.5 X 45 BEDS = 67.5
2B	1 X 15 UNITS = 15
1B	0.75 X 5 UNITS = 3.75
STUDIO	0.5 X 20 UNITS = 10
TOTAL	96.25 = 97

RETAIL PARKING REQUIRED:
2 FOR 1,000 SF

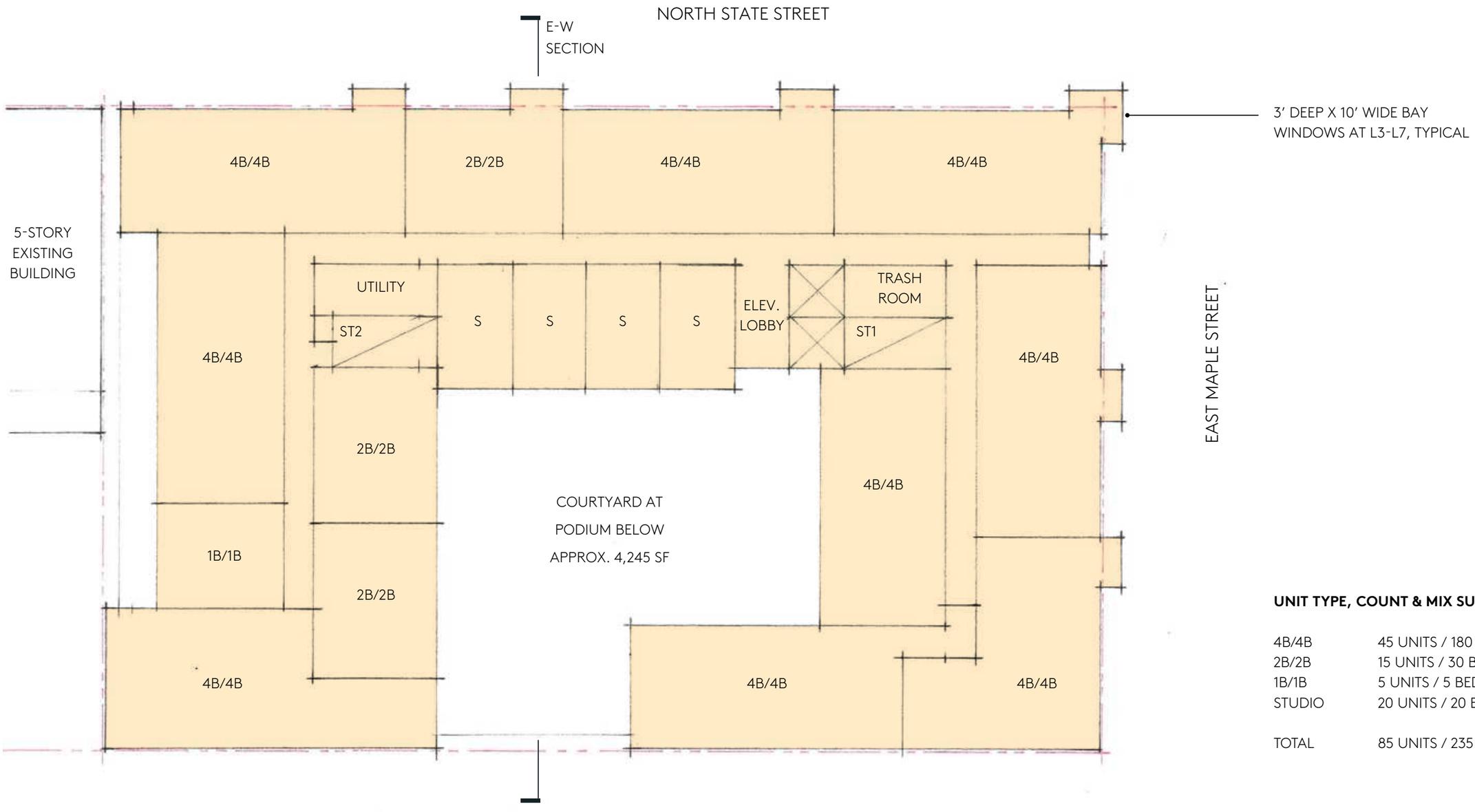
TOTAL PARKING REQUIRED: 99 SPACES

TOTAL PARKING PROVIDED AT LEVEL 1: 49 SPACES
TOTAL PARKING PROVIDED AT LEVEL 2: 50 SPACES
TOTAL PARKING PROVIDED: 99 SPACES

0 10' 20'

SPECTRUM DEVELOPMENT SOLUTIONS MITHŪN

LEVEL 3 - 7 FLOOR PLAN



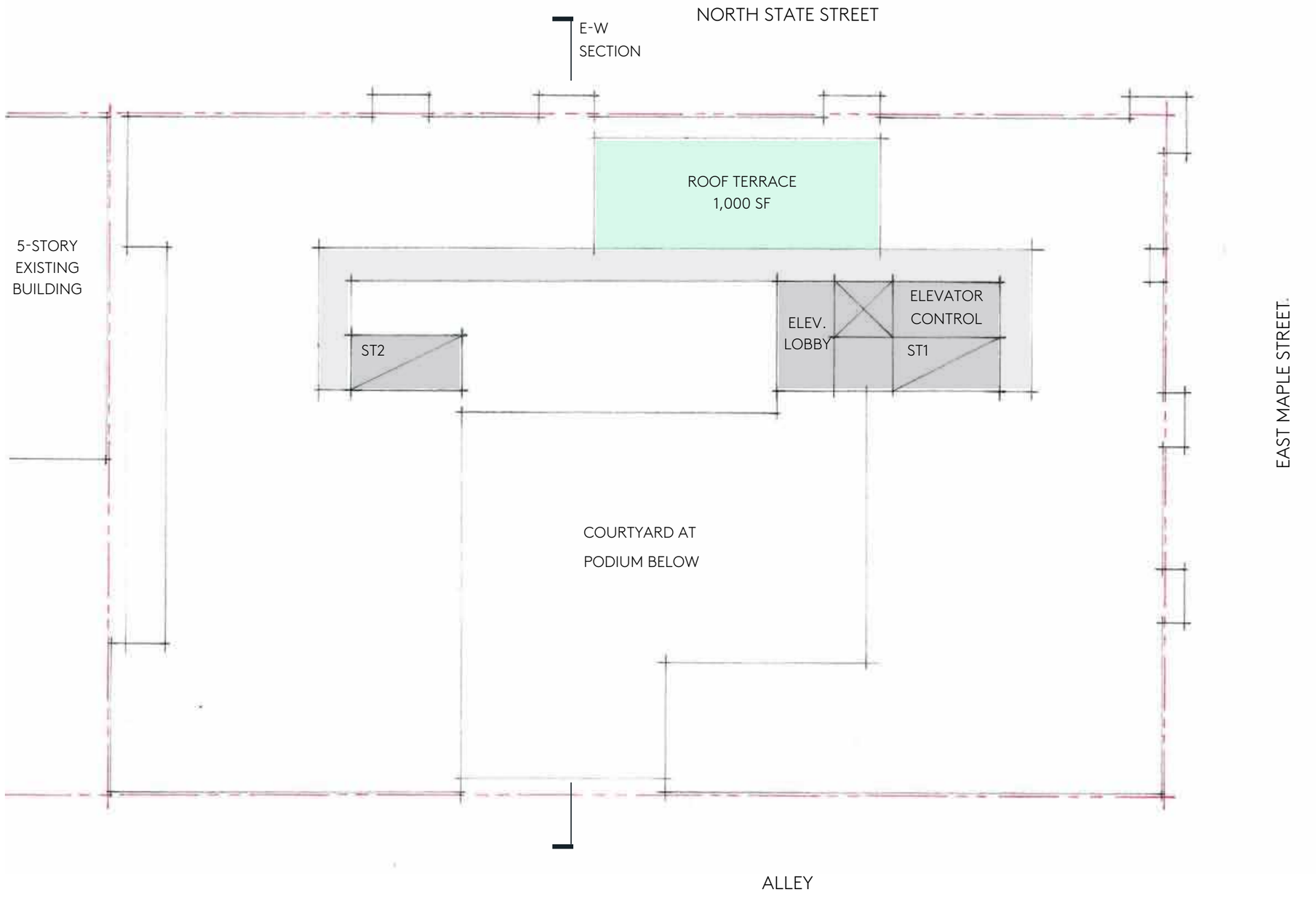
UNIT TYPE, COUNT & MIX SUMMARY

4B/4B	45 UNITS / 180 BEDS, 76.6%
2B/2B	15 UNITS / 30 BEDS, 12.8%
1B/1B	5 UNITS / 5 BEDS, 2.1%
STUDIO	20 UNITS / 20 BEDS, 8.3%
TOTAL	85 UNITS / 235 BEDS

0 10' 20'

SPECTRUM DEVELOPMENT SOLUTIONS MITHŪN

ROOF PLAN



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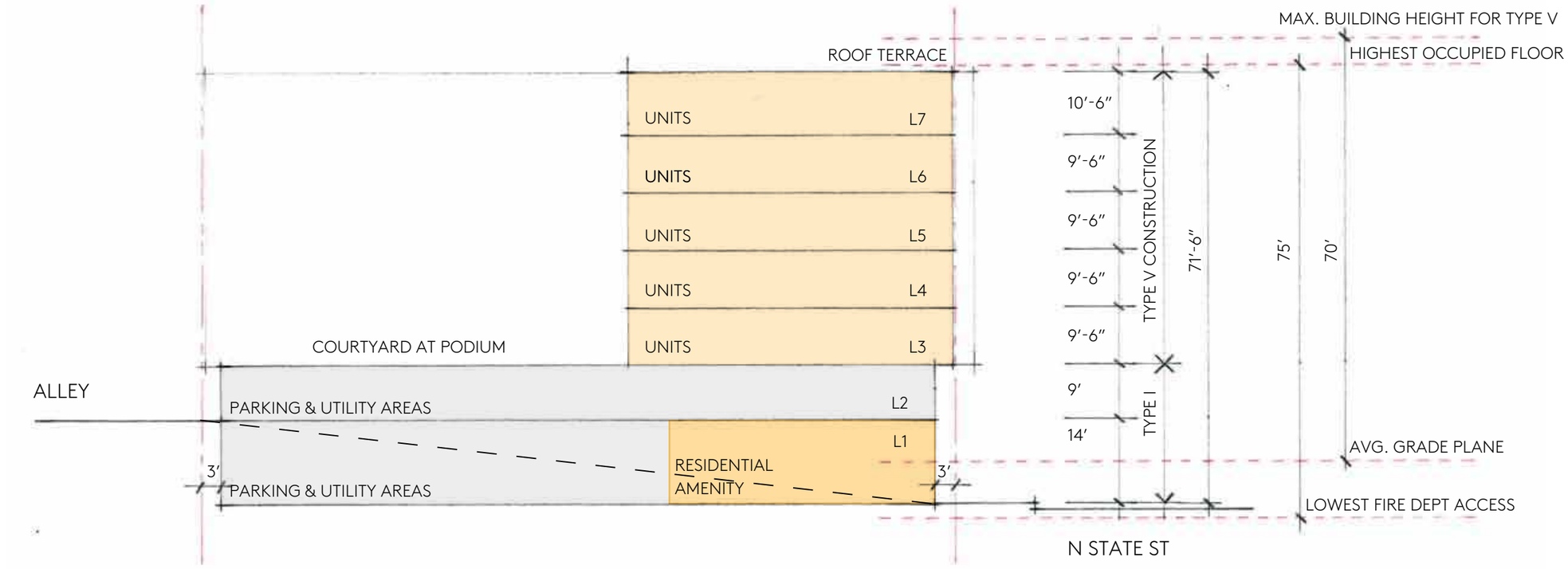
SPECTRUM DEVELOPMENT SOLUTIONS MITHŪN

E-W BUILDING SECTION



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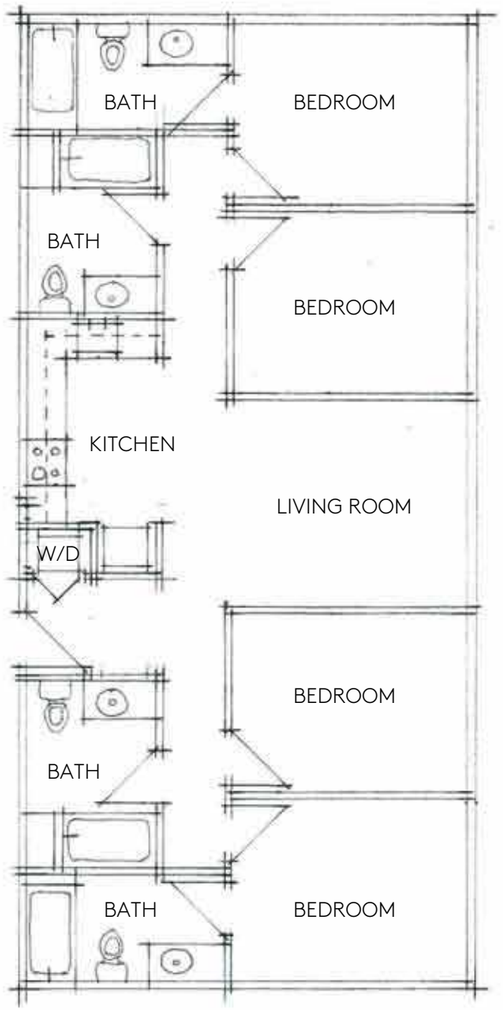
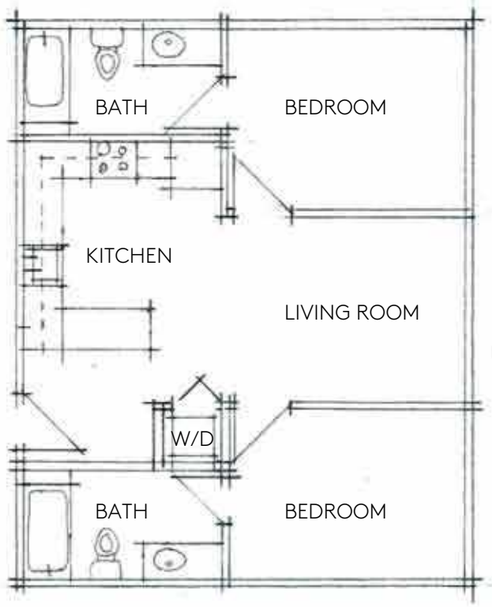
SPECTRUM DEVELOPMENT SOLUTIONS MITHŪN

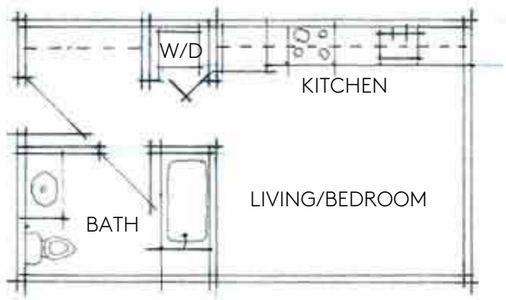
TYPICAL UNIT PLANS



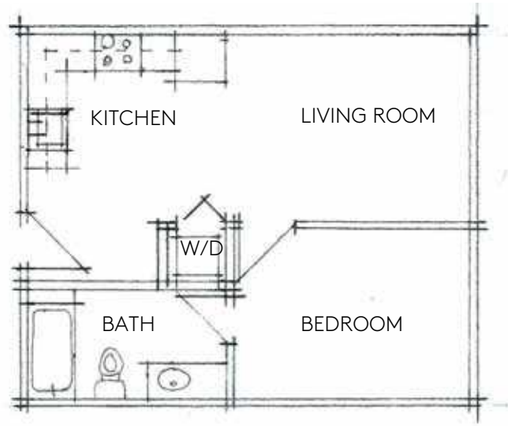
TYPICAL 4B/4B UNIT



TYPICAL 2B/2B UNIT



TYPICAL STUDIO UNIT



TYPICAL 1B/1B UNIT

0 4′ 8′

SPECTRUM DEVELOPMENT SOLUTIONS MITHŪN