

# CONSOLIDATION AVE. MULTIFAMILY

## 3805 CONSOLIDATION AVE.

### PROJECT CRITERIA

#### GENERAL SITE INFORMATION:

ADDRESS: 3805 CONSOLIDATION AVE.  
 PARCEL & LEGAL: 380331 508144 0000  
 PERKINS SUBDIV N 190 FT OF S 220 FT OF W 120 FT OF LOT 3  
 NEIGHBORHOOD: PUGET  
 SUB AREA: 21  
 ZONING: COMMERCIAL

#### PROJECT DESCRIPTION/WORK TO BE PERFORMED:

DEMOLITION OF AN EXISTING SFR. NEW CONSTRUCTION OF A 4 STORY, MULTI FAMILY APARTMENT BUILDING. ON GRADE BUILDING ENTRY WITH THREE FLOORS OF WOOD FRAMED CONSTRUCTION ABOVE A CONCRETE PODIUM & SLAB ON GRADE. CONSTRUCTION AS PER ENCLOSED CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

#### GENERAL BUILDING INFORMATION:

BUILDING CODE: IBC 2021  
 TYPE OF CONSTRUCTION: 5B  
 NUMBER OF STORIES: 3 WOOD FRAMED OVER CONCRETE PODIUM  
 OCCUPANCY CLASSIFICATION(S): R-2  
 SPRINKLER SYSTEM: NFPA 13 w/ STANDPIPE IN EA. STAIR (VERIFY WITH SPRINKLER DESIGN)  
 ALLOWABLE BUILDING HEIGHT: 75' & 40' (WITHIN 100' OF RES ZONE)  
 ALLOWED DENSITY: NO LIMIT  
 SETBACKS: FRONT = NONE, REAR = NONE  
 SIDES = NONE  
 HEAT TYPE: INVERTER DRIVEN HEAT PUMPS

#### PARKING REQUIREMENTS:

PARKING PROVIDED: **58 STALLS**

PARKING REQUIRED:

<b>LEVEL 2:</b>		
STUDIO UNITS -	6 (1 PER):	6.0
1 BEDROOM UNITS -	7 (1.5 PER):	10.5
2 BEDROOM UNITS -	1 (1.5 PER):	1.5
TOTAL UNITS -	<b>14</b>	<b>18.0 STALLS REQ.</b>
<b>LEVEL 3:</b>		
STUDIO UNITS -	6 (1 PER):	6.0
1 BEDROOM UNITS -	7 (1.5 PER):	10.5
2 BEDROOM UNITS -	2 (1.5 PER):	3.0
TOTAL UNITS -	<b>15</b>	<b>19.5 STALLS REQ.</b>
<b>LEVEL 4:</b>		
STUDIO UNITS -	6 (1 PER):	6.0
1 BEDROOM UNITS -	7 (1.5 PER):	10.5
2 BEDROOM UNITS -	2 (1.5 PER):	3.0
TOTAL UNITS -	<b>15</b>	<b>19.5 STALLS REQ.</b>
<b>TOTALS:</b>	<b>44 UNITS -</b>	<b>57 STALLS REQ.</b>

ONSITE PARKING ACCESSIBLE PARKING PROVIDED: 3 STALLS (2 VAN)

### PROJECT TEAM

#### PROJECT DESIGNER:

TRC ARCHITECTURE, LLC  
 COLLIN FULLER  
 1500 I STREET  
 BELLINGHAM, WA 98225  
 p/f: 360.393.3131  
 cfuller@trcarchitecture.com

#### ARCHITECT:

TRC ARCHITECTURE, LLC  
 ROBERT MATICHUK  
 PO BOX 1075  
 BELLINGHAM, WA 98227  
 p/f: 360.393.3131  
 w: trcarchitecture.com

#### OWNER:

SAMISH FLATS LLC  
 510 LAKEWAY DR.  
 BELLINGHAM, WA 98225  
 360.961.8991  
 whatcomplaza@comcast.net

#### STRUCTURAL ENGINEER:

T.B.D.

#### BUILDING JURISDICTION:

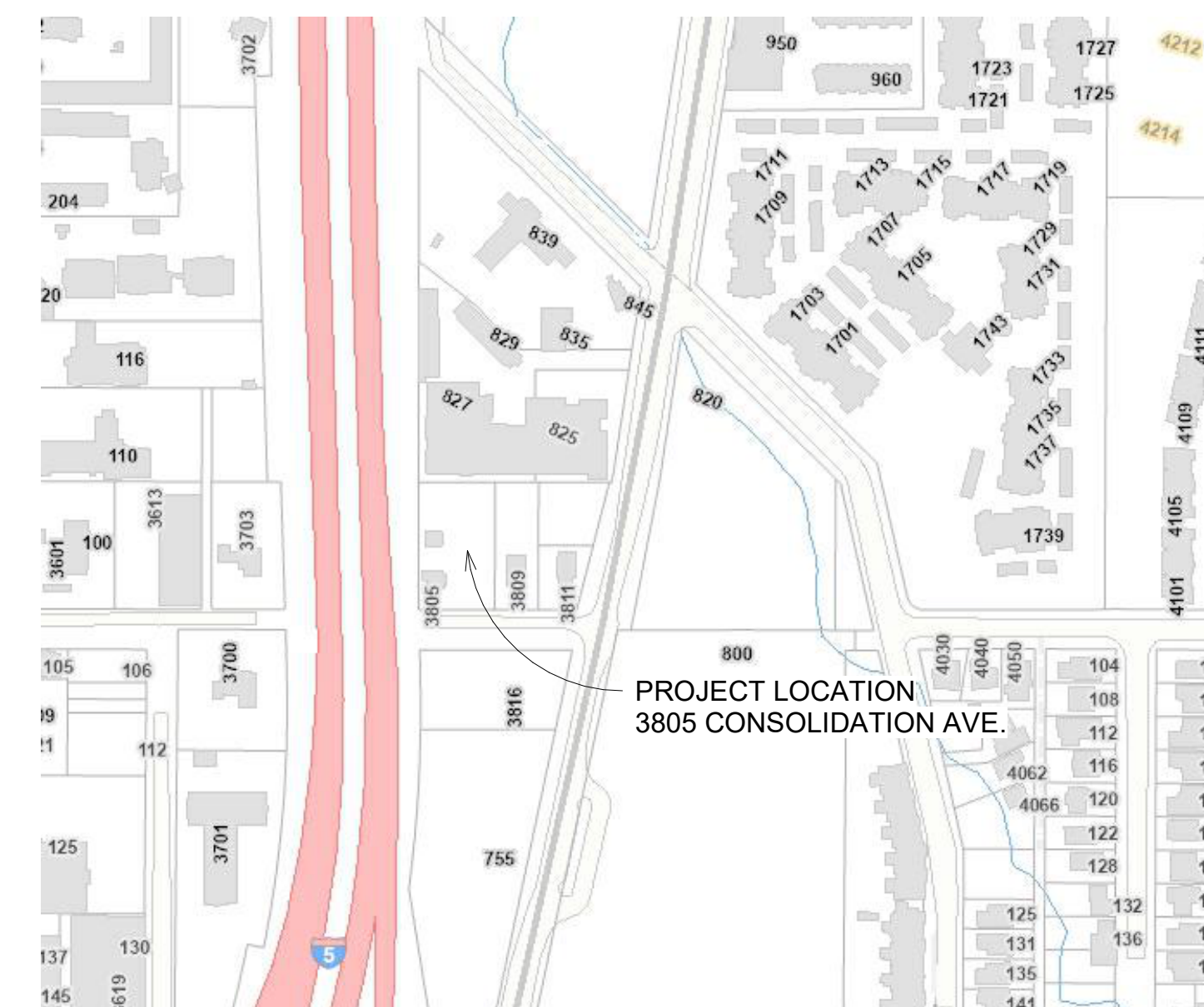
CITY OF BELLINGHAM  
 BUILDING SERVICES  
 210 LOTTIE ST  
 BELLINGHAM, WA 98225  
 360.778.8300

#### GENERAL CONTRACTOR:

T.B.D.

#### CIVIL ENGINEER:

TBD



I HEREBY CERTIFY THAT THIS DOCUMENT, CONSISTING OF PLANS, DESIGNS AND SPECIFICATIONS WAS PREPARED UNDER MY PERSONAL SUPERVISION AND MEETS THE CURRENT EDITION OF THE IBC/CRC CODE. ALL PLANS & CALCULATIONS MEET THE GENERALLY ACCEPTED STANDARDS OF PRACTICE WITHIN THE STATE OF WASHINGTON. ALL IDEAS, DESIGN AND PLANS INDICATED IN THESE DRAWINGS ARE OWNED AND THE PROPERTY OF TRC ARCHITECTURE. ANY REPRODUCTION OF THESE PLANS MUST HAVE WRITTEN PERMISSION FROM TRC ARCHITECTURE. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY DIMENSIONS IN THE FIELD AND NOTIFY TRC ARCHITECTURE OF ANY VARIATIONS. CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE IBC/CRC CODE.



Custom Design For:  
 Consolidation MF Concept  
 3805 Consolidation Ave., Bham, Wa

Project number	TRC 21-018
Date	9-30-24
Design by:	CRF
Drawn by:	CRF
Checked by:	CRF

Revision Schedule		
Rev #	Description	Date
1	Prelim	9-30-24

Cover Sheet

**A1.0**