

[illegible]

**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

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.

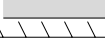
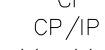
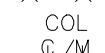
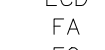
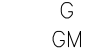
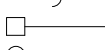
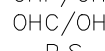
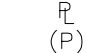
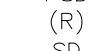
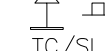
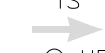
TITLE REPORT REFERENCE:

THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. PROFORMA 245415901, 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.

|                                                                                       |                                       |
|---------------------------------------------------------------------------------------|---------------------------------------|
|    | ASPHALT (ASPH)                        |
|    | BUILDING LINE                         |
|    | BUILDING CORNER                       |
|    | BIKE RACK                             |
|    | CANOPY                                |
|    | CATCH BASIN (CB)                      |
|    | CONCRETE SURFACE                      |
|    | CONCRETE/BRICK WALL                   |
|    | CONCRETE/WOOD RETAINING WALL          |
|    | CONCRETE/EXTRUDED DUCT                |
|    | CAST IRON                             |
|    | CONCRETE/IRON PIPE                    |
|   | CHAIN LINK FENCE (CLF)                |
|  | COLUMN                                |
|  | CENTERLINE/MONUMENT LINE              |
|  | DECIDUOUS TREE                        |
|  | DRIVEWAY                              |
|  | ELECTRICAL CONDUIT                    |
|  | FOOTPRINT AREA                        |
|  | FIBER OPTICS                          |
|  | FIBER OPTIC MANHOLE                   |
|  | FOUND SURFACE MONUMENT                |
|  | GAS MAIN                              |
|  | GAS METER                             |
|  | GUY ANCHOR                            |
|  | LIGHT POLE (METAL)                    |
|  | LIGHT POLE (WOOD)                     |
|  | LIGHT POLE (DECORATIVE)               |
|  | LANDSCAPE/PLANTER                     |
|  | MANHOLE                               |
|  | OVERHEAD POWER/TELEPHONE              |
|  | OVERHEAD CABLE TV FIBER OPTICS        |
|  | PARKING SPACE(S)                      |
|  | PROPERTY LINE (PL)                    |
|  | PAINTED UTILITY LOCATION              |
|  | PIPE FLOW DIRECTION                   |
|  | COMBINED/SANITARY SEWER               |
|  | STORM DRAIN                           |
|  | RECORD DATA                           |
|  | SERVICE DRAIN (STORM)                 |
|  | CLEANOUT                              |
|  | SANITARY SIDE SEWER (RECORD)          |
|  | SIGN/STREET NAME SIGN                 |
|  | TRAFFIC CONTROL/STREET LIGHT HANDHOLE |
|  | TELEPHONE CONDUIT (BURIED)            |
|  | TELEPHONE MANHOLE                     |
|  | TELEPHONE SENTRY                      |
|  | TRAFFIC FLOW DIRECTION                |
|  | UTILITY POLE (WOOD)                   |
|  | VITRIIFIED CLAY                       |
|  | WATER MAIN                            |
|  | WATER METER                           |
|  | WATER VALVE                           |
|  | WROUGHT IRON FENCE (WF)               |

**BUSH, ROED & HITCHINGS, INC.**  
**LAND SURVEYORS & CIVIL ENGINEERS**



TOPOGRAPHIC & BOUNDARY SURVEY  
SPECTRUM DEVELOPMENT SOLUTIONS

|                      |                   |
|----------------------|-------------------|
| drawn by<br>HAK/FWH  | checked by<br>TRS |
| scale<br>1" = 20'    | date<br>11/011/19 |
| b. no.<br>2019199.00 |                   |
| sheet<br>1           | of<br>1           |

Sheet 1 of 1



MIDTOWN—

# URBAN CONTEXT



# NEIGHBORHOOD CONTEXT



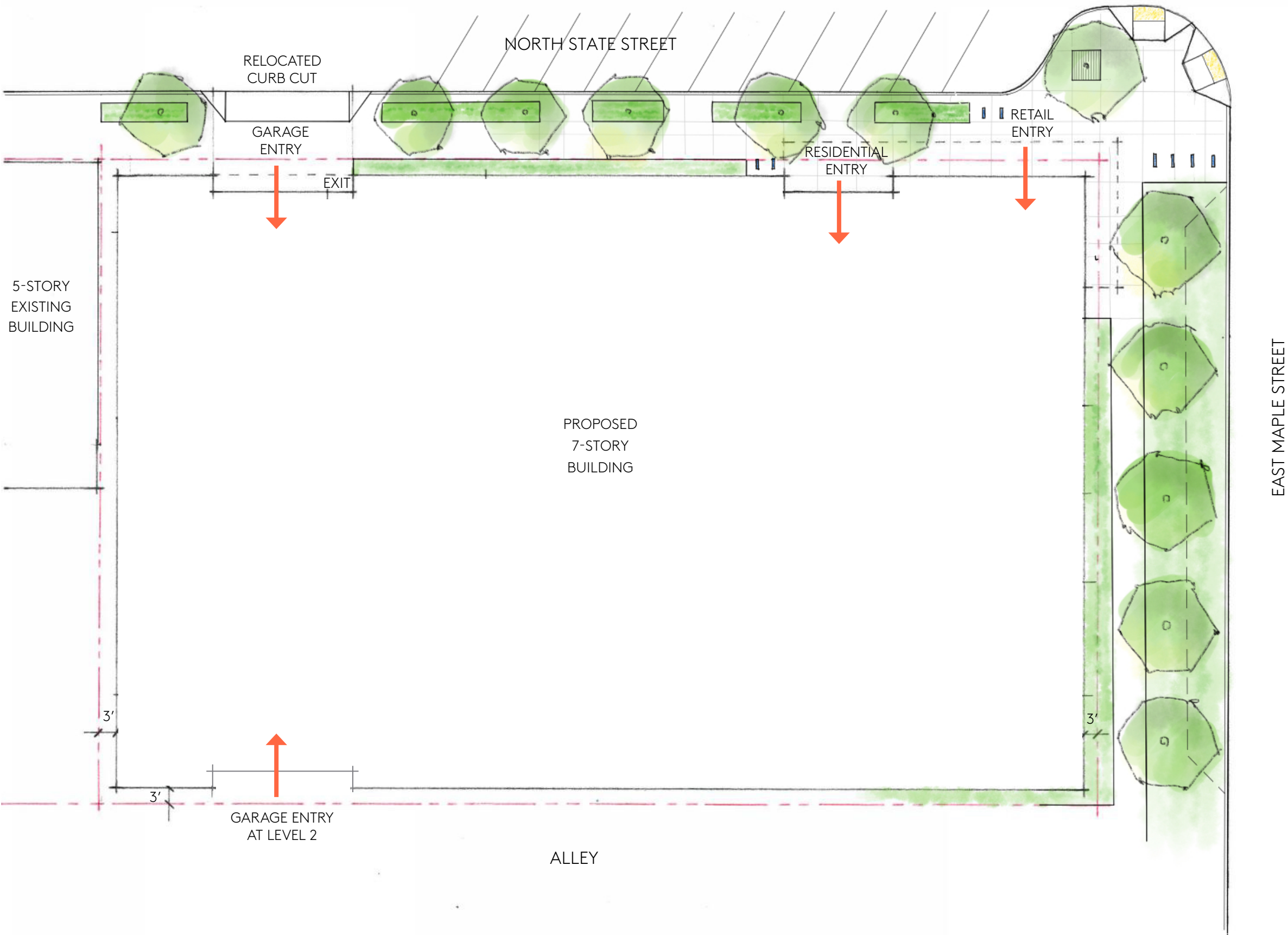
SITE ANALYSIS



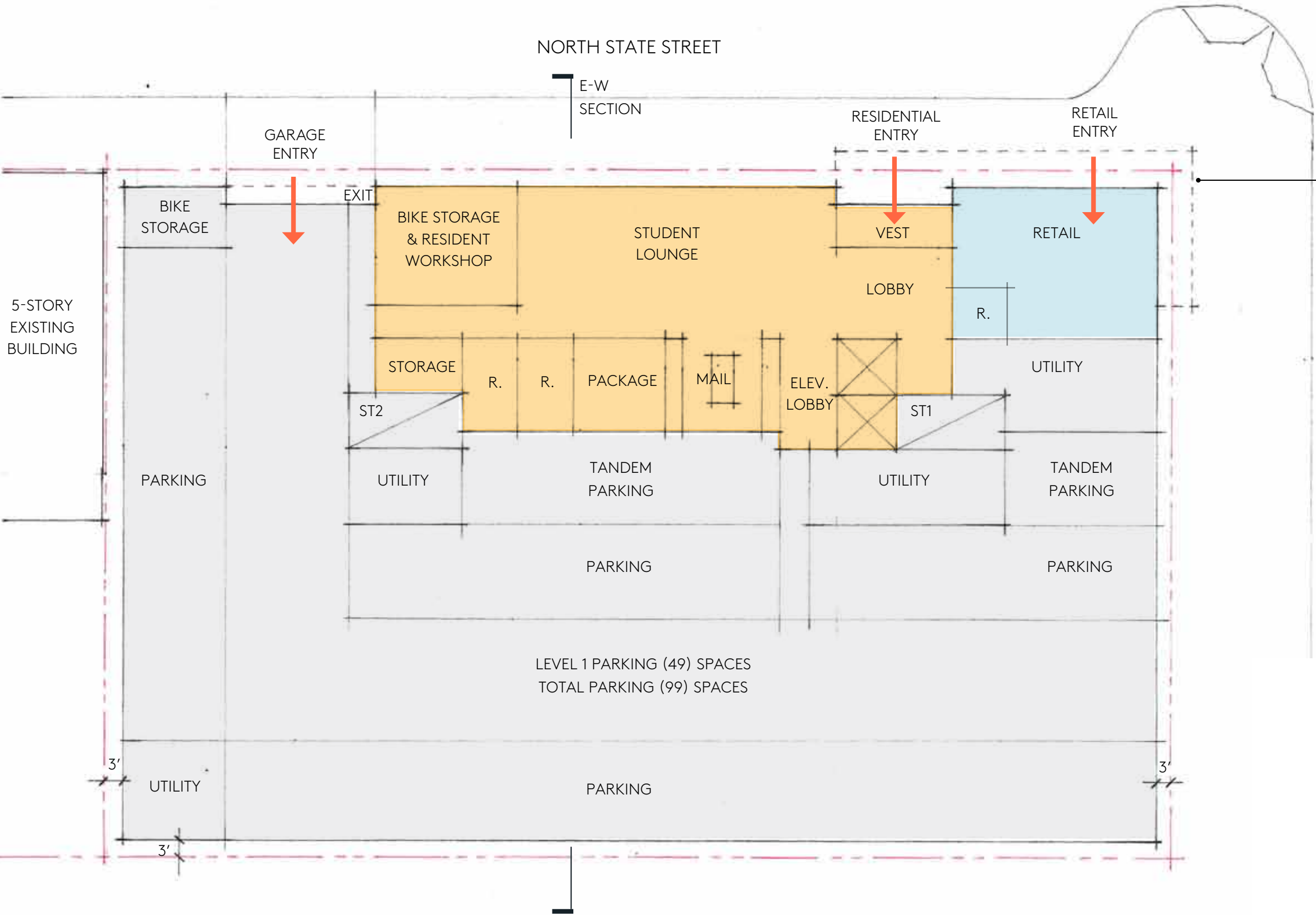
LEGEND

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

SITE PLAN



LEVEL 1 FLOOR PLAN



BUILDING AREA SUMMARY

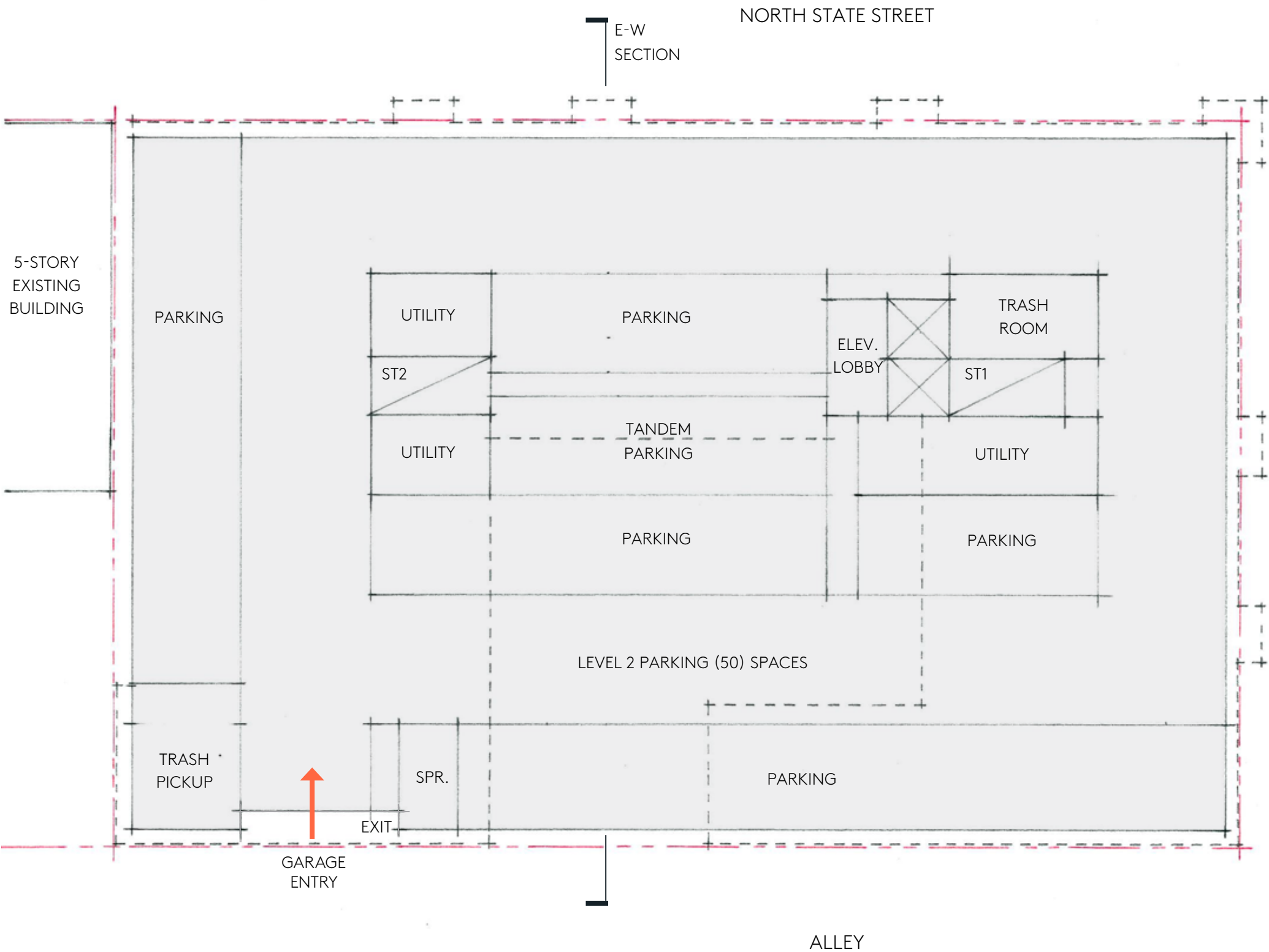
|                             |                    |
|-----------------------------|--------------------|
| L1 PARKING & UTILITY AREAS  | APPROX. 16,400 GSF |
| L1 RESIDENTIAL              | APPROX. 4,410 GSF  |
| L1 RETAIL                   | APPROX. 1,000 GSF  |
| LEVEL 1 TOTAL               | APPROX. 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 |

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                      |



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                          |

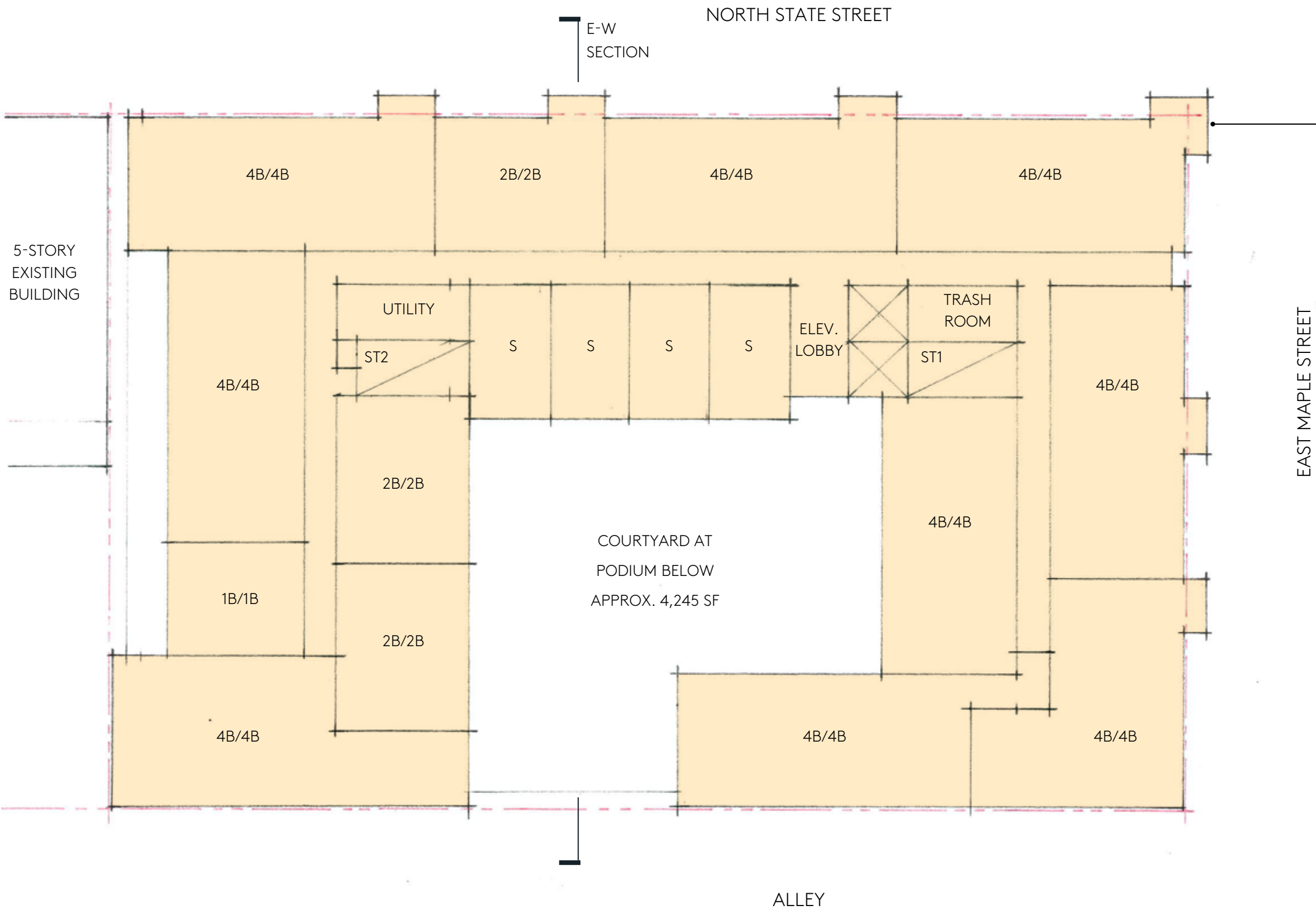
RETAIL PARKING REQUIRED:  
2 FOR 1,000 SF

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



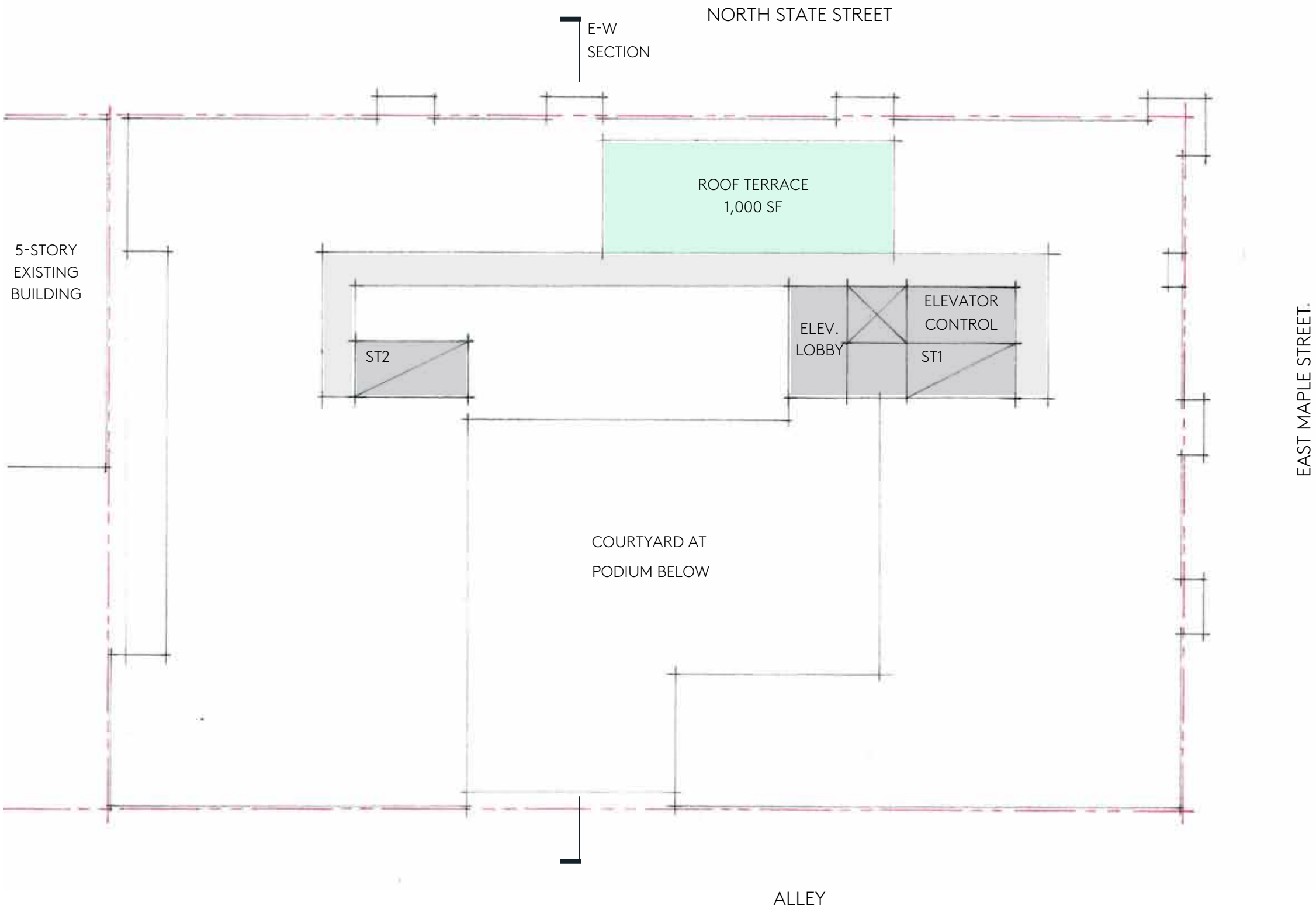
LEVEL 3 - 7 FLOOR PLAN



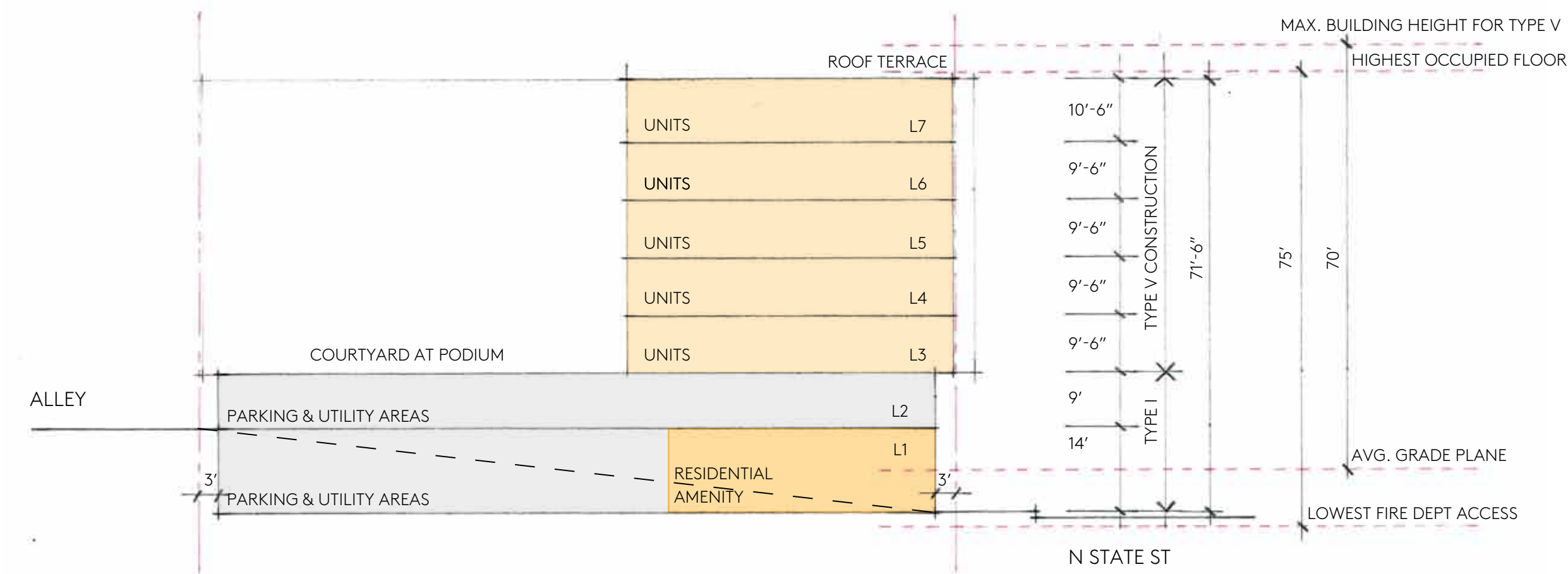
| UNIT TYPE, COUNT & MIX SUMMARY |                            |
|--------------------------------|----------------------------|
| 4B/4B                          | 45 UNITS / 180 BEDS, 76.6% |
| 2B/2B                          | 15 UNITS / 30 BEDS, 12.8%  |
| 1B/1B                          | 5 UNITS / 5 BEDS, 2.1%     |
| STUDIO                         | 20 UNITS / 20 BEDS, 8.3%   |
| TOTAL                          | 85 UNITS / 235 BEDS        |



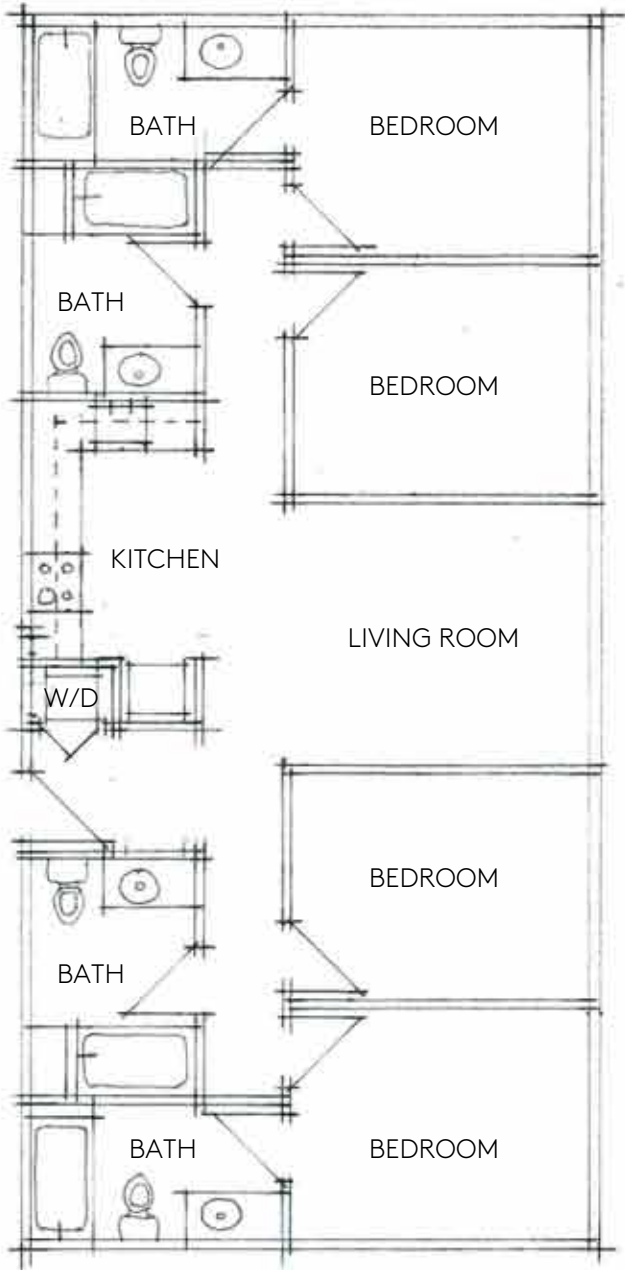
# ROOF PLAN



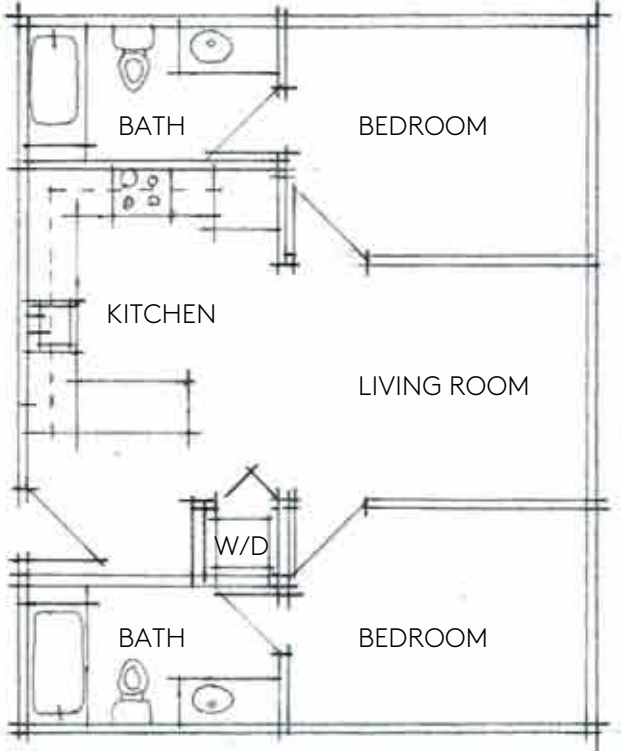
E-W BUILDING SECTION



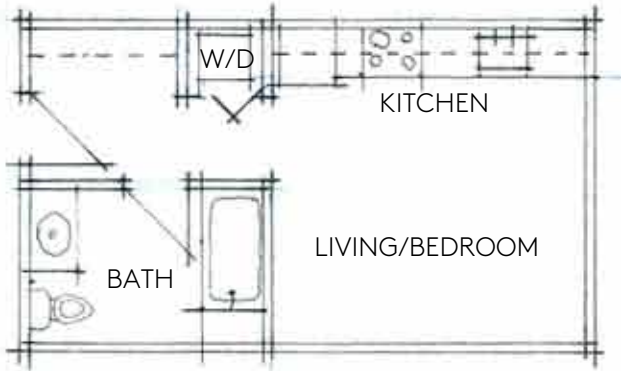
TYPICAL UNIT PLANS



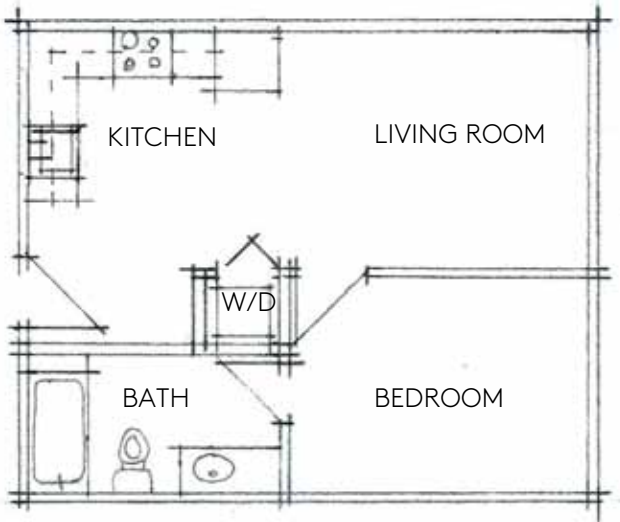
TYPICAL 4B/4B UNIT



TYPICAL 2B/2B UNIT



TYPICAL STUDIO UNIT



TYPICAL 1B/1B UNIT

