

FOUNTAIN PLACE

1985 MAIN STREET, FERNDALE, WA

Project Team

OWNER: DAVID BRAITHWAITE 422 E. POLE RD. LYNDEN, WA 98246 360.739.5235 graitconst@gmail.com	ARCHITECT / DESIGNER: TRC ARCHITECTURE, LLC COLLIN FULLER 1500 I STREET BELLINGHAM, WA 98225 p/f: 360.393.3131 cfuller@trcarchitecture.com	CIVIL ENGINEER: LDES INC. RAMON LLANOS 1350 SLATER RD. SUITE 9 FERNDALE, WA 98248 360.383.0620 ramon@ldesinc.com	BUILDING JURISDICTION: CITY OF FERNDALE PLANNING DEPARTMENT 2095 MAIN ST. FERNDALE, WA 98248
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Zoning Information

ADDRESS:	1985 MAIN STREET
PARCEL #S:	3902291544740000 3902291494750000 3902291524690000 3902291444650000 3902291444580000 3902291574550000
ZONING:	CITY CENTER

Parking Information

PARKING CALCULATIONS

PARKING REQUIRED:

STUDIO UNITS -	36 (1 PER):	36
1 BEDROOM UNITS -	21 (1 PER):	21
2 BEDROOM UNITS -	67 (1 PER):	67
TOTAL UNITS -	124:	124 STALLS REQD.

TOTAL PARKING REQUIRED: 124 STALLS

ONSITE PARKING PROVIDED: 122 STALLS

ACCESSIBLE STALLS REQ'D: 5
ONSITE ACCESSIBLE PROVIDED: 5 STALLS

Building Information

GROSS FLOOR AREAS:

LEVEL 1:	49,198 PARKING - S-2 OCC.
LEVEL 2:	9,203 GROSS - B/M OCC. 26,474 GROSS - R2 OCC.
LEVEL 3:	35,132 GROSS - R-2 OCC.
LEVEL 4:	34,367 GROSS - R-2 OCC.
LEVEL 5:	33,776 GROSS - R-2 OCC.

TOTAL NEW BUILDING: 188,149 GROSS SQ. FT.

UNIT COUNTS:

LEVEL 1: PARKING GARAGE

LEVEL 2:	
COMMERCIAL:	4 LEASE AREAS - 9,203 SQ. FT.
STUDIO UNITS:	6
1 BEDROOM UNITS:	3
2 BEDROOM UNITS:	12

LEVEL 3:	
STUDIO UNITS:	10
1 BEDROOM UNITS:	6
2 BEDROOM UNITS:	19

LEVEL 4:	
STUDIO UNITS:	10
1 BEDROOM UNITS:	6
2 BEDROOM UNITS:	19

LEVEL 5:	
STUDIO UNITS:	10
1 BEDROOM UNITS:	6
2 BEDROOM UNITS:	17

TOTAL:	
COMMERCIAL:	4 LEASE AREAS - 9,203 SQ. FT.
STUDIOS:	36
1 BEDROOM:	21
2 BEDROOM:	67
TOTAL:	124 (7 TYPE A REQUIRED)

BUILDING HEIGHT: 53'-6" MAIN ST, 55'-9" ALDER ST.

STORIES: 4 OVER PARKING GARAGE (5 TOTAL)

CONSTRUCTION TYPE: 5A

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360.393.3131



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Fountain Place
1985 Main St, Ferndale, Wa

Project number	TRC 19-013
Date	8-28-19
Design by:	CRF
Drawn by:	CRF
Checked by:	CRF
Set Description:	
Catalyst Review	

Cover

RECEIVED
09/03/2019
BY: Patti Gearhart
19001-CAT

A1.0



1 Site Plan
1" = 20'-0"



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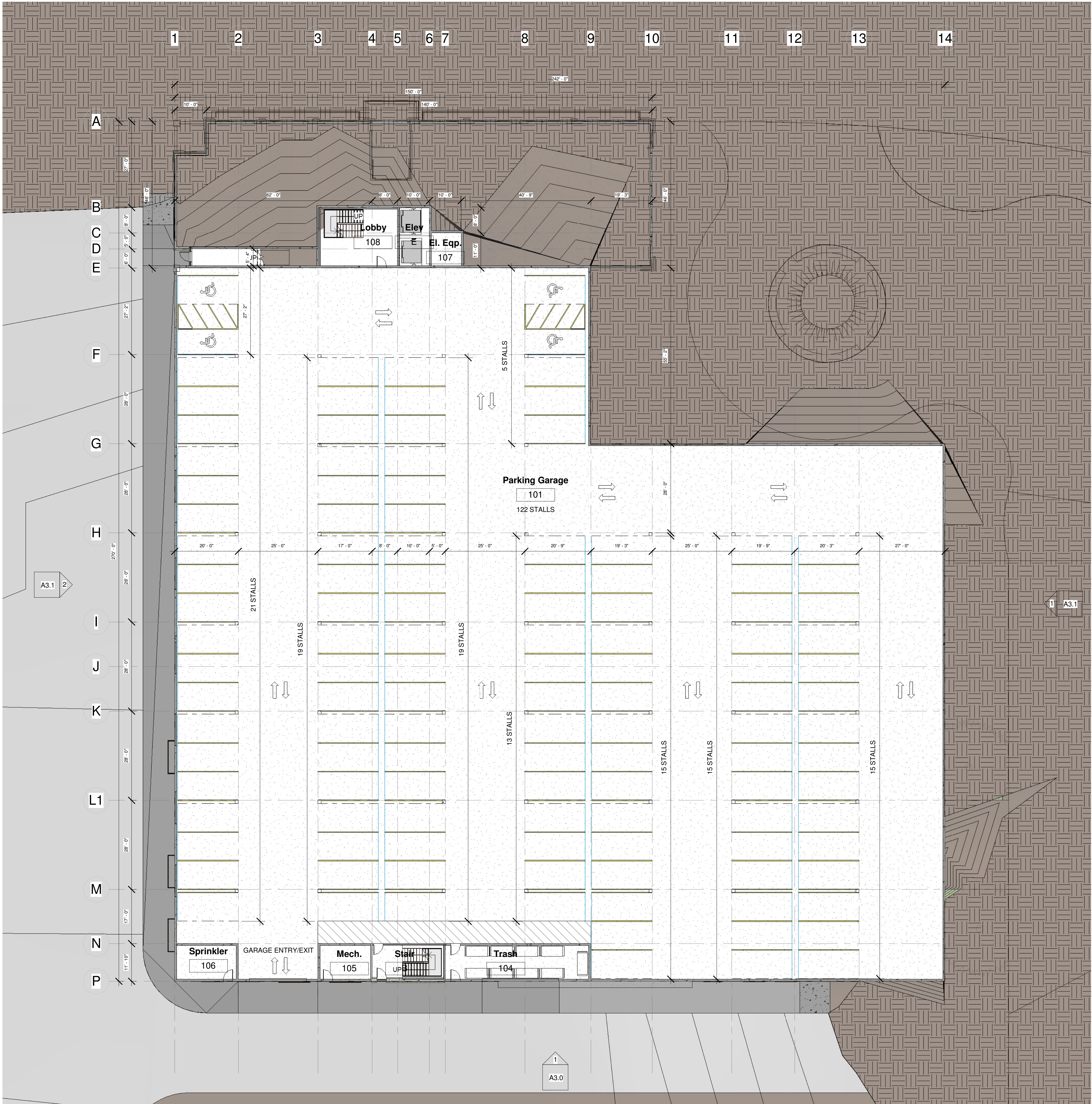
Site Plan

A1.1

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① Level 1 - Parking
1/16" = 1'-0"



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Level 1

A2.1



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① Level 2
1/16" = 1'-0"



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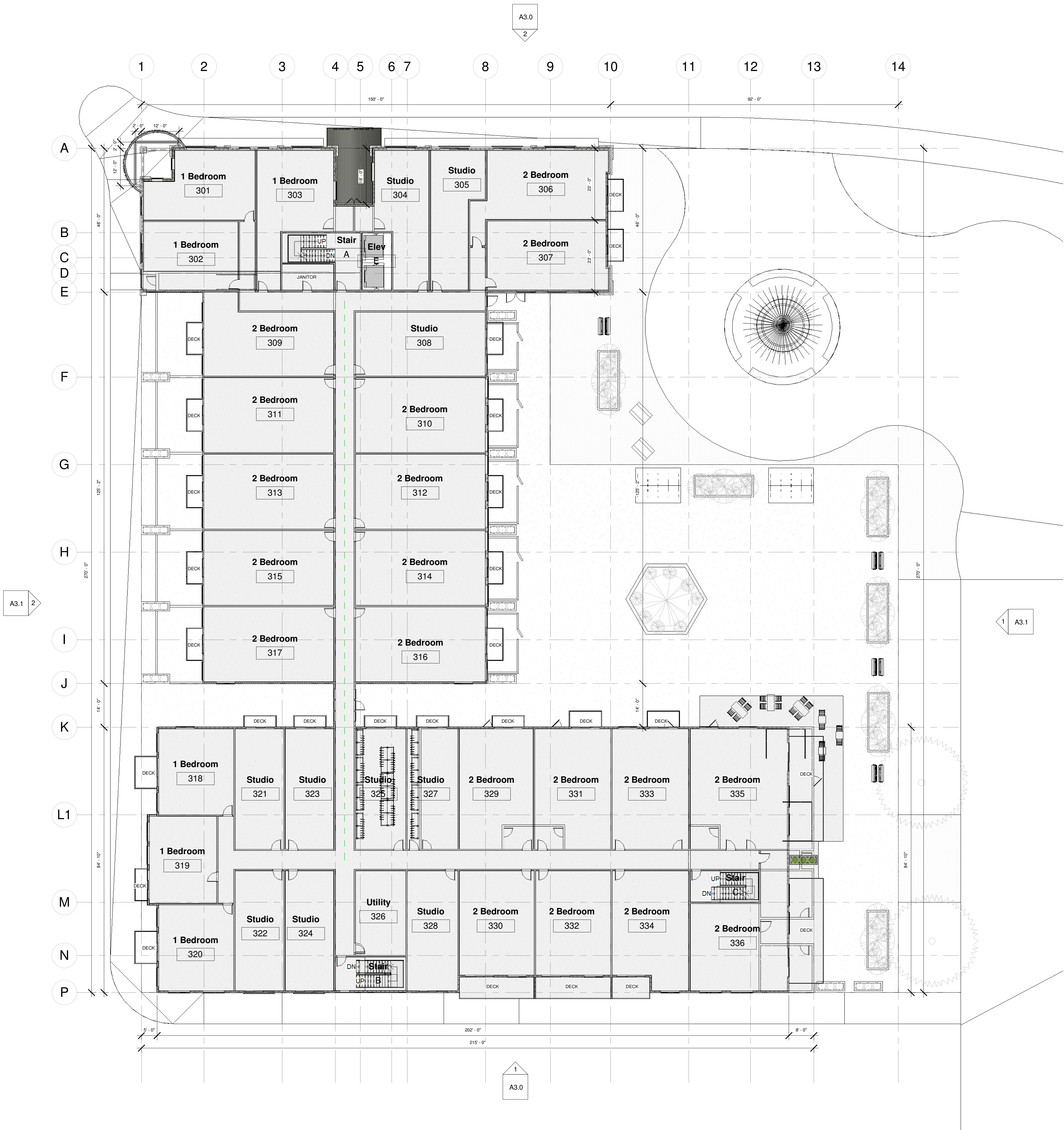
Level 2

A2.2

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① Level 3
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Level 3

A2.3

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Level 4

A2.4



① Level 4
1/16" = 1'-0"



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Level 5

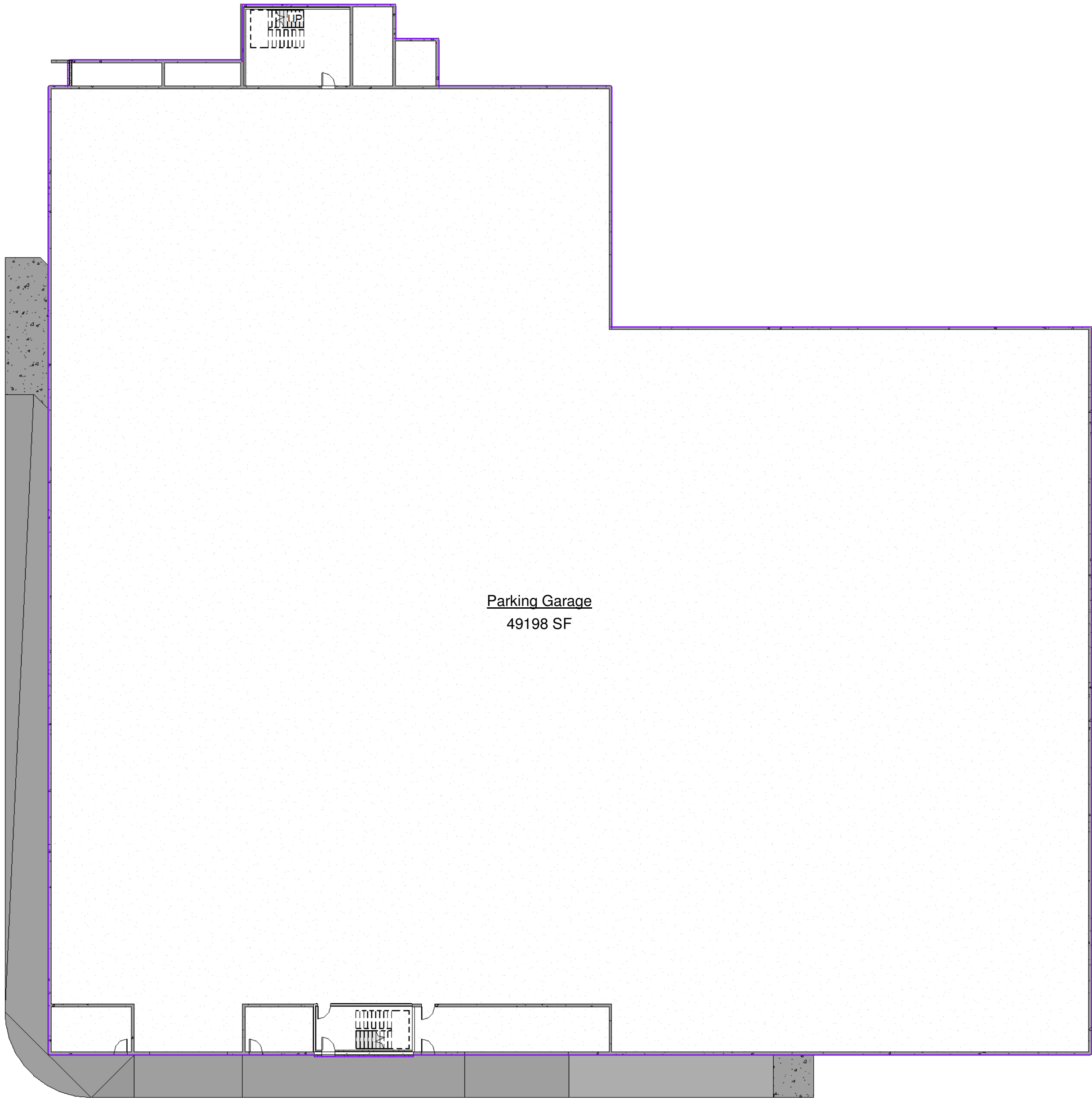
A2.5



1 Level 5
1/16" = 1'-0"



① Level 1 - Parking
1" = 20'-0"



② Level 2
1" = 20'-0"



Custom Design For:

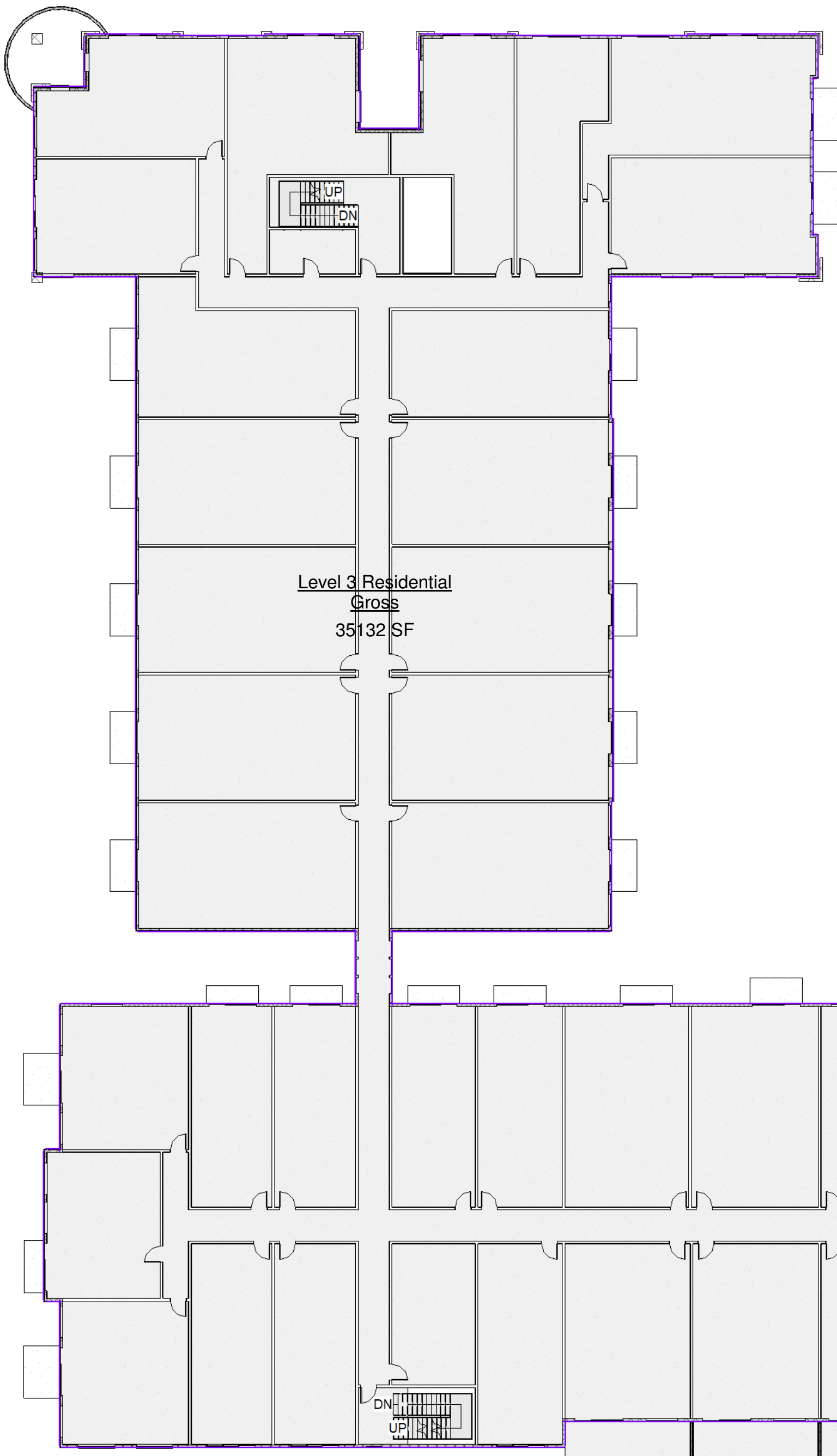
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Areas

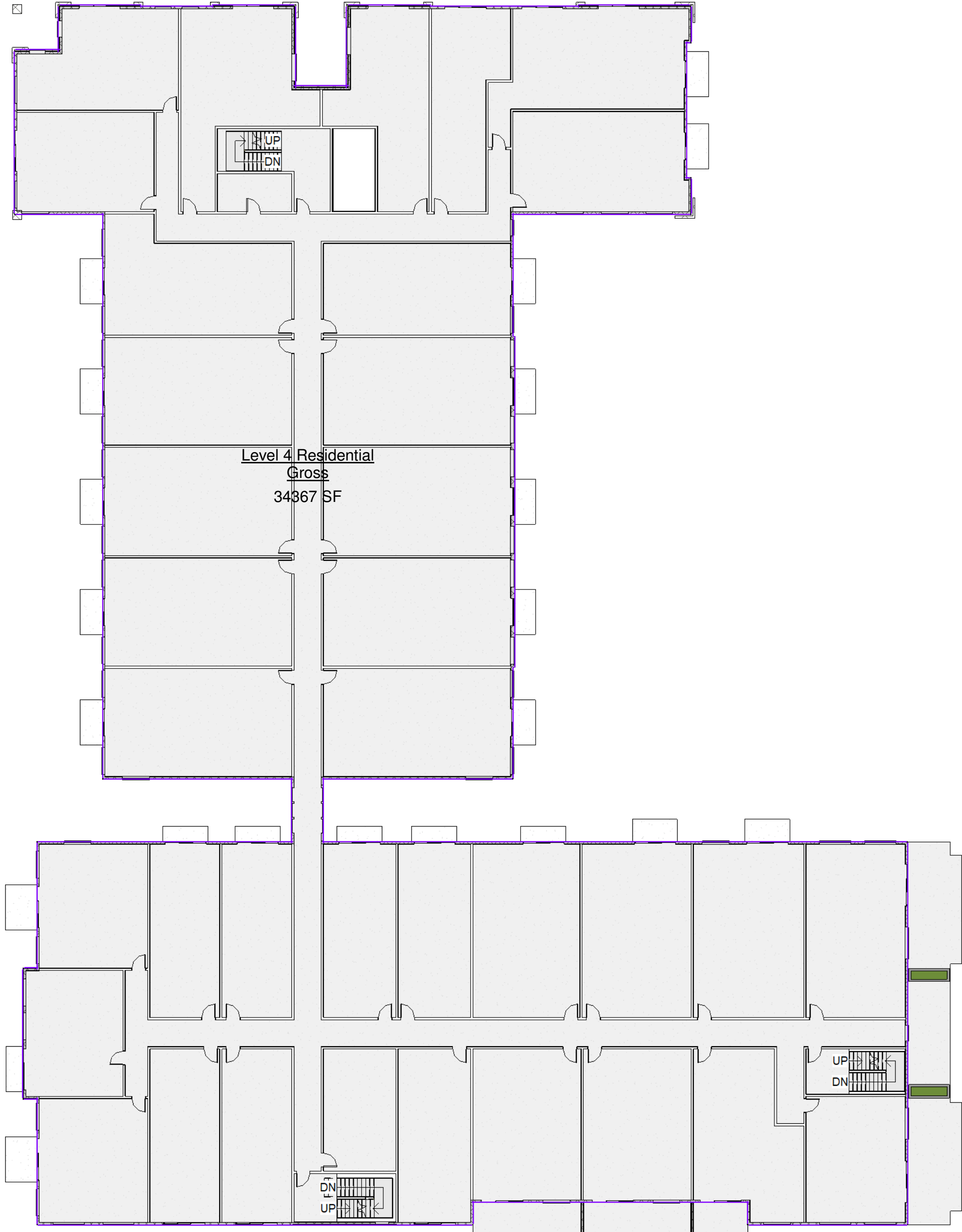
A2.6

① Level 3
1" = 20'-0"



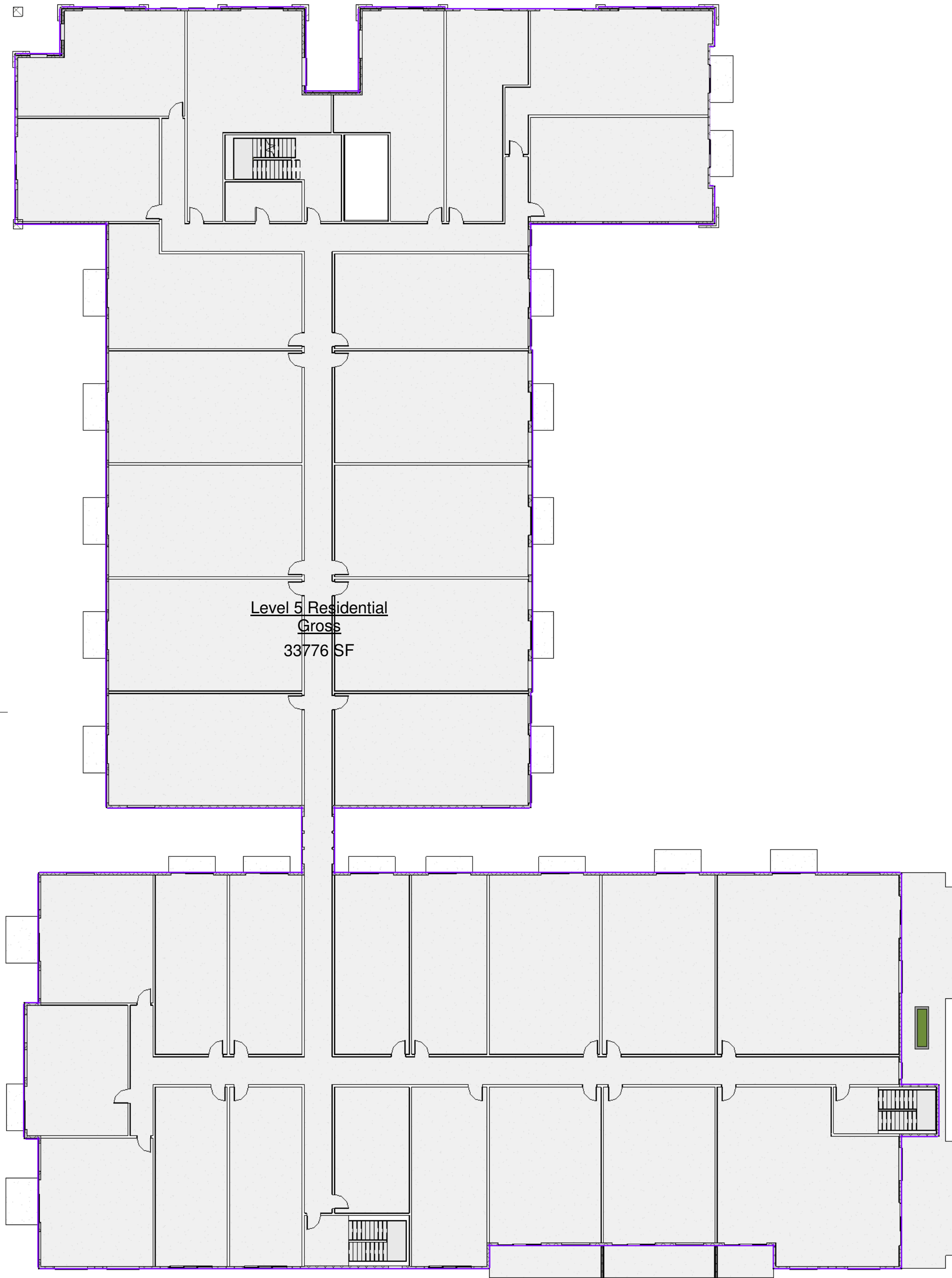
Level 3 Residential
Gross
35132 SF

② Level 4
1" = 20'-0"



Level 4 Residential
Gross
34867 SF

③ Level 5
1" = 20'-0"



Level 5 Residential
Gross
33776 SF

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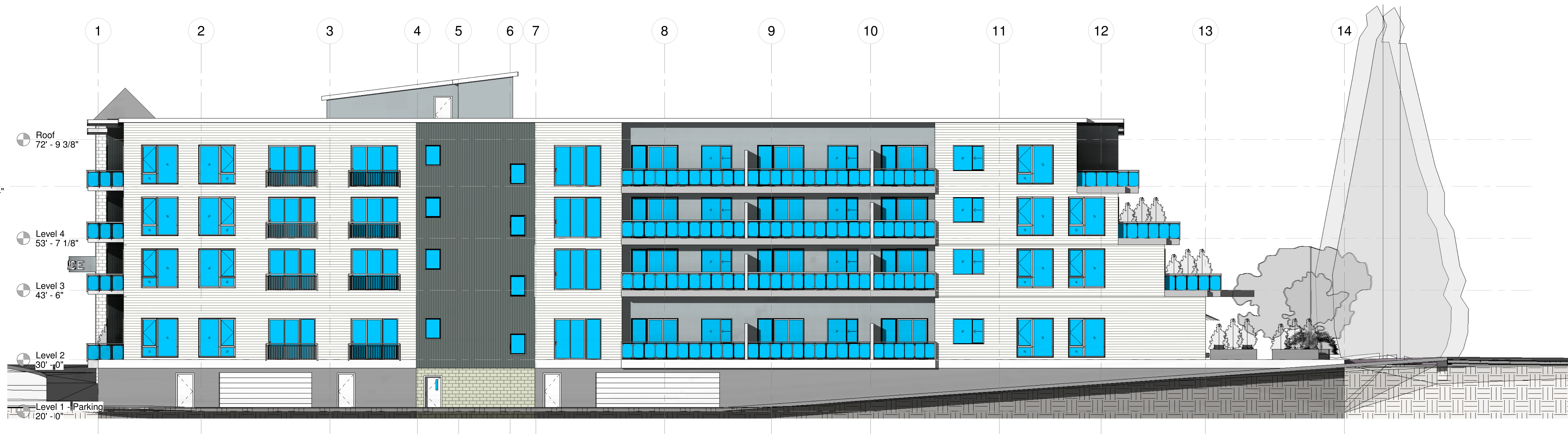
Areas

A2.7

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① South Alder Elevation
1" = 10'-0"



② North Main Street Elevation
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Building
Elevations

A3.0

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Building Elevations

A3.1



① Main & First



② Fountain View

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Perspectives



① Riverwalk & Alder



② First & Alder

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