

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

RESIDENTIAL PARKING CALCULATIONS

PARKING REQUIRED:

STUDIO UNITS -	36 (1 PER):	36
1 BEDROOM UNITS -	21 (1.5 PER):	31.5
2 BEDROOM UNITS -	62 (1.5 PER):	93
TOTAL UNITS -	119:	160.5 STALLS REQD.

TOTAL PARKING REQUIRED: 160.5 STALLS

ONSITE PARKING PROVIDED:	
STANDARD STALLS:	100 (5 E.V.)
COMPACT STALLS:	39
ACCESSIBLE STALLS:	6 (3 VAN, 1 E.V.)

OTHER VEHICLE PARKING:

MOTORCYCLE STALLS:	28 (= 16 STALLS)
BIKE PARKING:	200 BIKES

TOTAL AUTO STALLS: 161 STALLS

COMMERCIAL PARKING CALCULATIONS

PARKING REQUIRED:

COMM. RETAIL SPACE -	8,695 SQ. FT.:	26.1 x .75 = 19.6 REQD.
COMM. RESTAURANT SPACE -		
EMPLOYEES:	19:	19 x .75 = 14.25 REQD.
SEATS:	254/6:	42.3 x .75 = 31.75 REQD.

TOTAL COMMERCIAL PARKING REQUIRED: 65.6 STALLS

STREET PARKING WITHIN 300': 132 x .5 = 66 STALLS

Building Information

GROSS FLOOR AREAS:

LEVEL 1:	55,644 PARKING - S-2 OCC.
LEVEL 2:	15,901 GROSS - B/M OCC. 20,437 GROSS - R2 OCC.
LEVEL 3:	35,045 GROSS - R-2 OCC.
LEVEL 4:	34,213 GROSS - R-2 OCC.
LEVEL 5:	33,592 GROSS - R-2 OCC.

TOTAL NEW BUILDING: 194,582 GROSS SQ. FT.

UNIT COUNTS:

LEVEL 1: PARKING GARAGE

LEVEL 2:	
COMMERCIAL:	LEASE SPACE - 15,901 SQ. FT.
STUDIO UNITS:	6
1 BEDROOM UNITS:	3
2 BEDROOM UNITS:	7

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:	LEASE SPACE - 15,901 SQ. FT.
STUDIOS:	36
1 BEDROOM:	21
2 BEDROOM:	62
TOTAL:	119 (7 TYPE A REQUIRED)

BUILDING HEIGHT: 44'-9" WITHIN SMP (* MAX. 45' ALLWD)
53'-6" MAIN ST,
55'-9" ALDER ST.
(*MAX. 70' ALLWD CC ZONE)

STORIES: 4 OVER PARKING GARAGE (5 TOTAL)

CONSTRUCTION TYPE: 5A

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Custom Design For:
Fountain Place
1985 Main St, Ferndale, Wa

Project number	TRC 19-013
Date	11-19-19
Design by:	CRF
Drawn by:	CRF
Checked by:	CRF
Set Description:	Catalyst Review Set

Cover

A1.0



1 Site Plan
1" = 20'-0"



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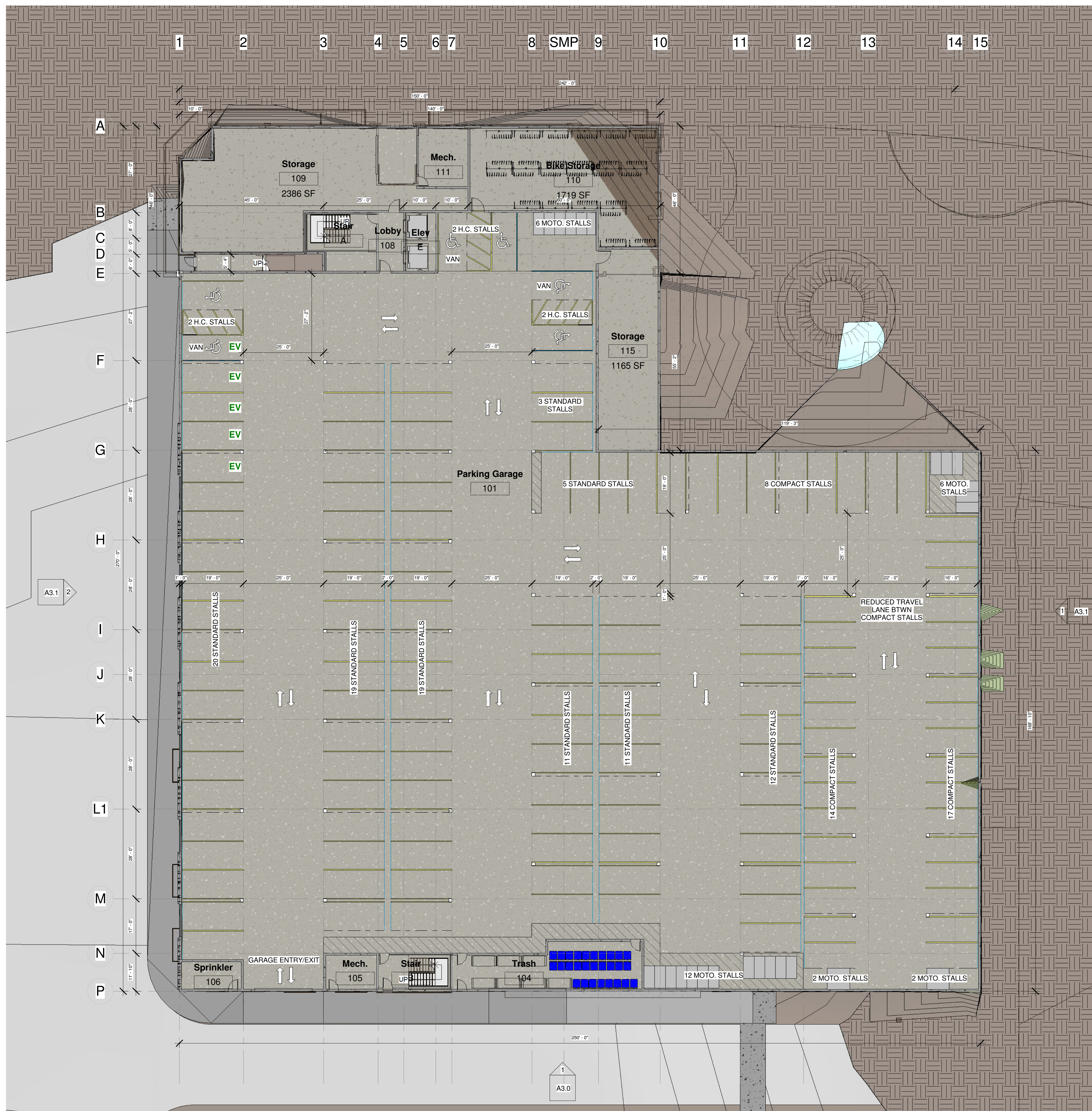
Site Plan

A1.1



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Level 1

A2.1

① Level 1 - Parking
1/16" = 1'-0"



① Level 2
1/16" = 1'-0"

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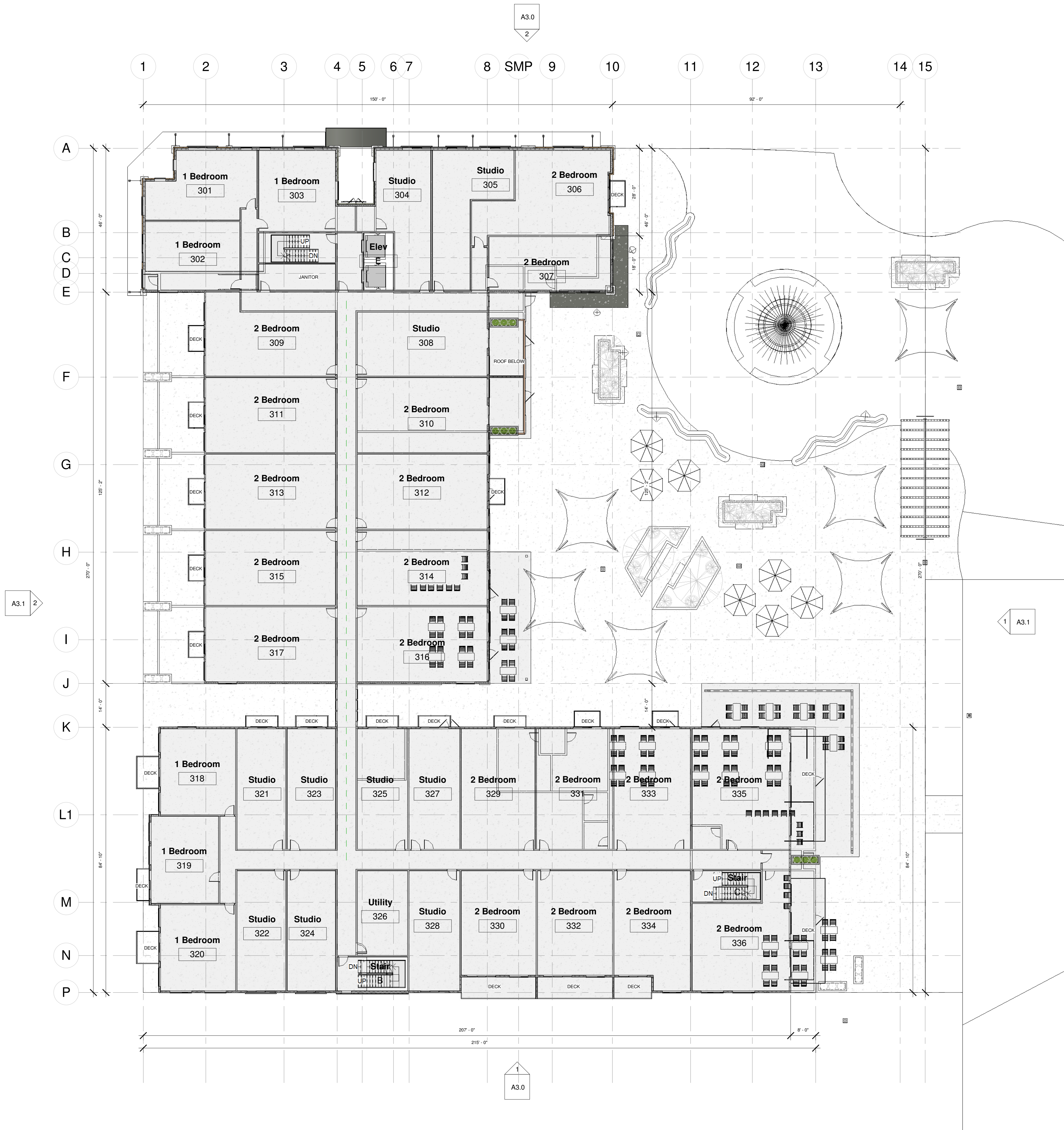
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Level 2
A2.2



① Level 3
1/16" = 1'-0"

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Level 3

A2.3



① Level 4
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Level 4

A2.4



① Level 5
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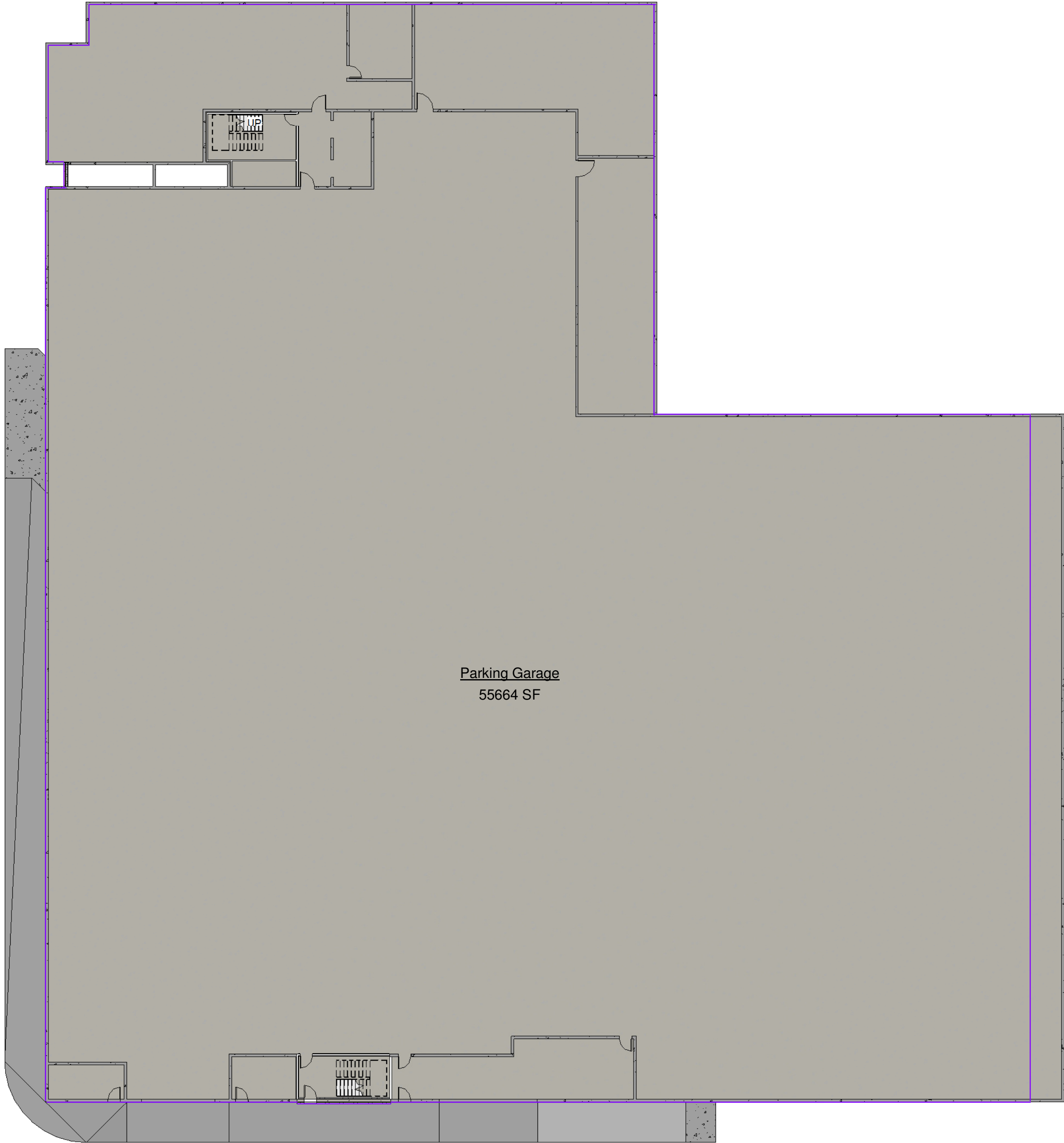
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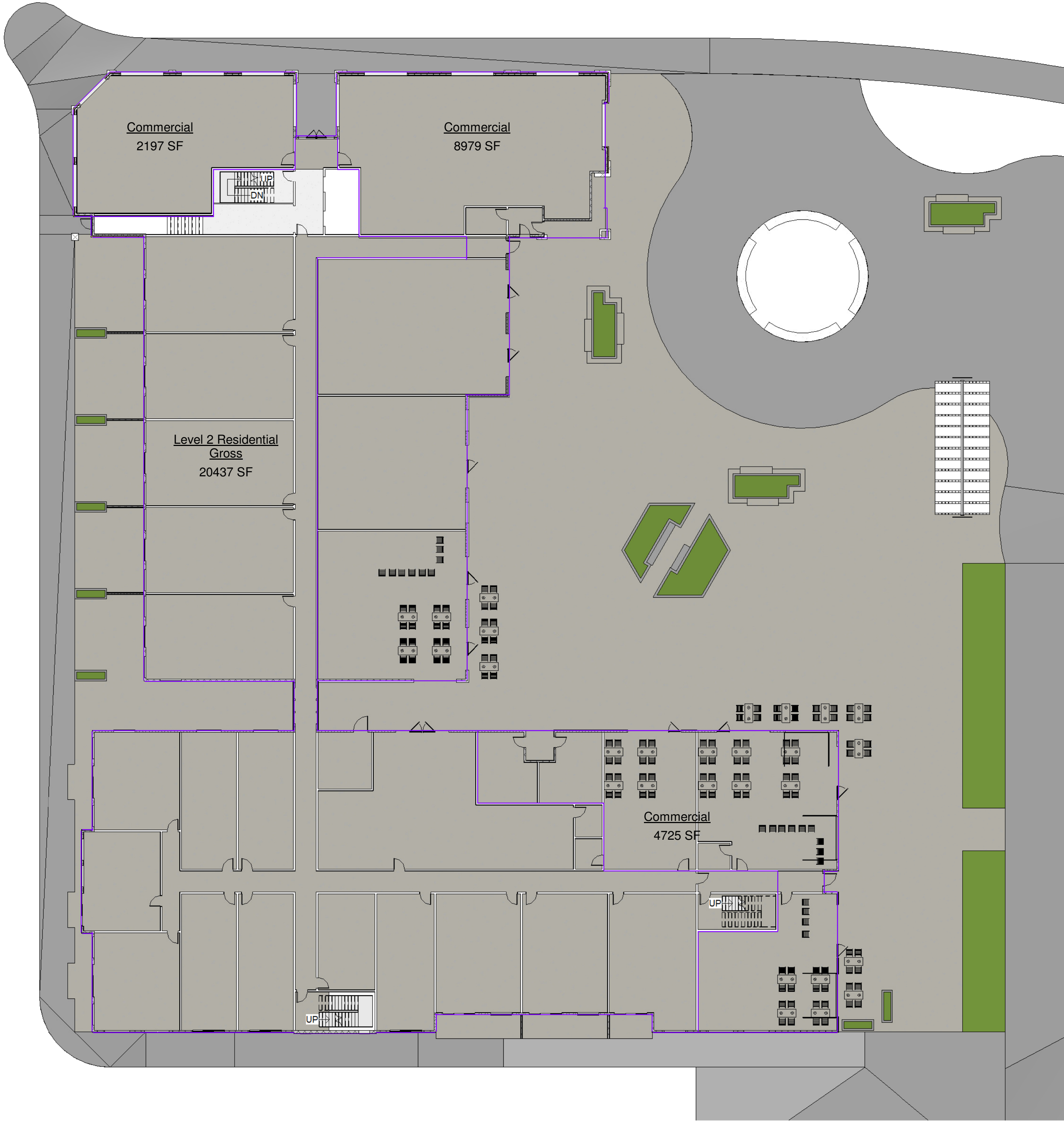
Level 5

A2.5

① Level 1 - Parking
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② Level 2
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Areas

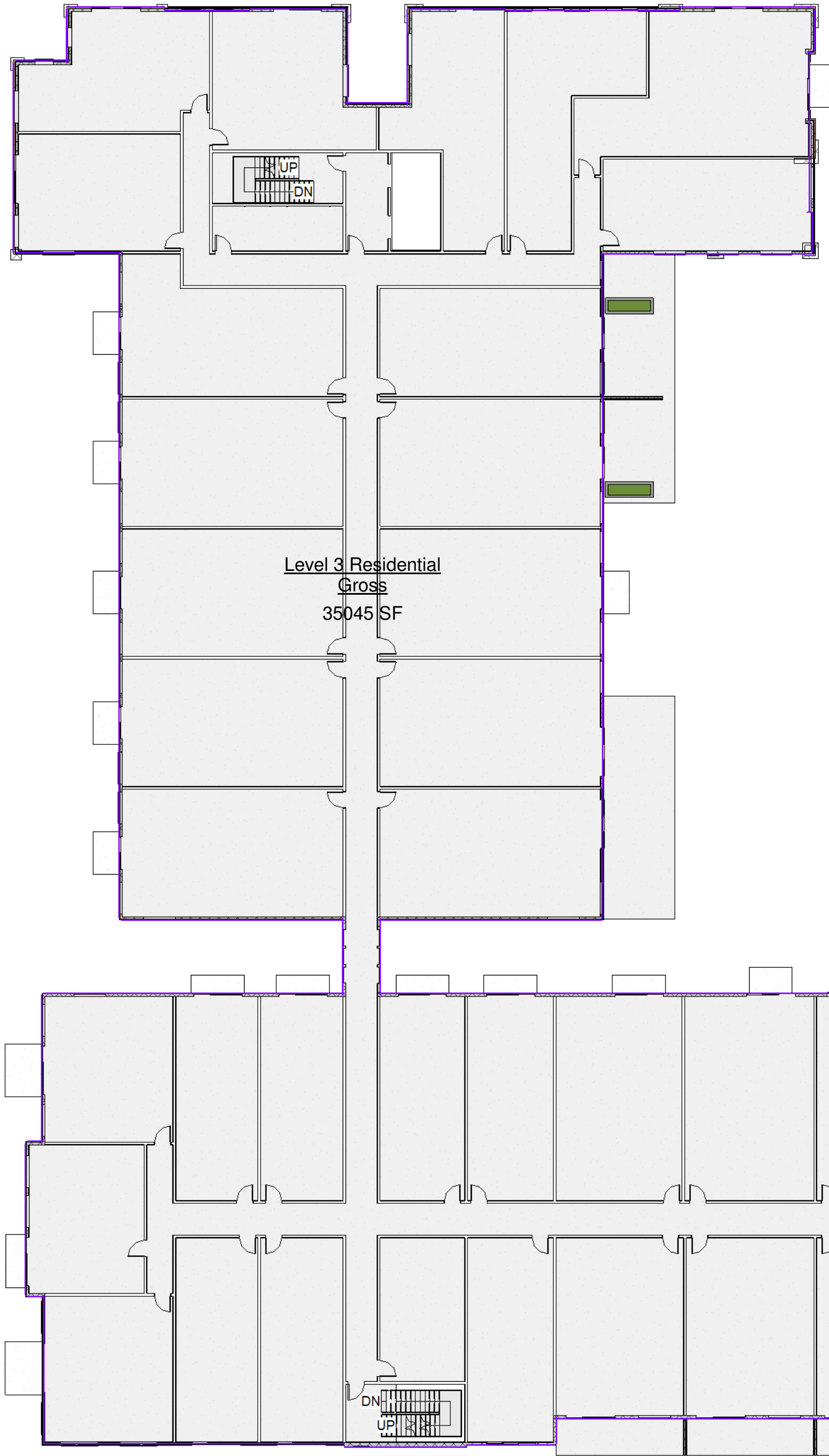
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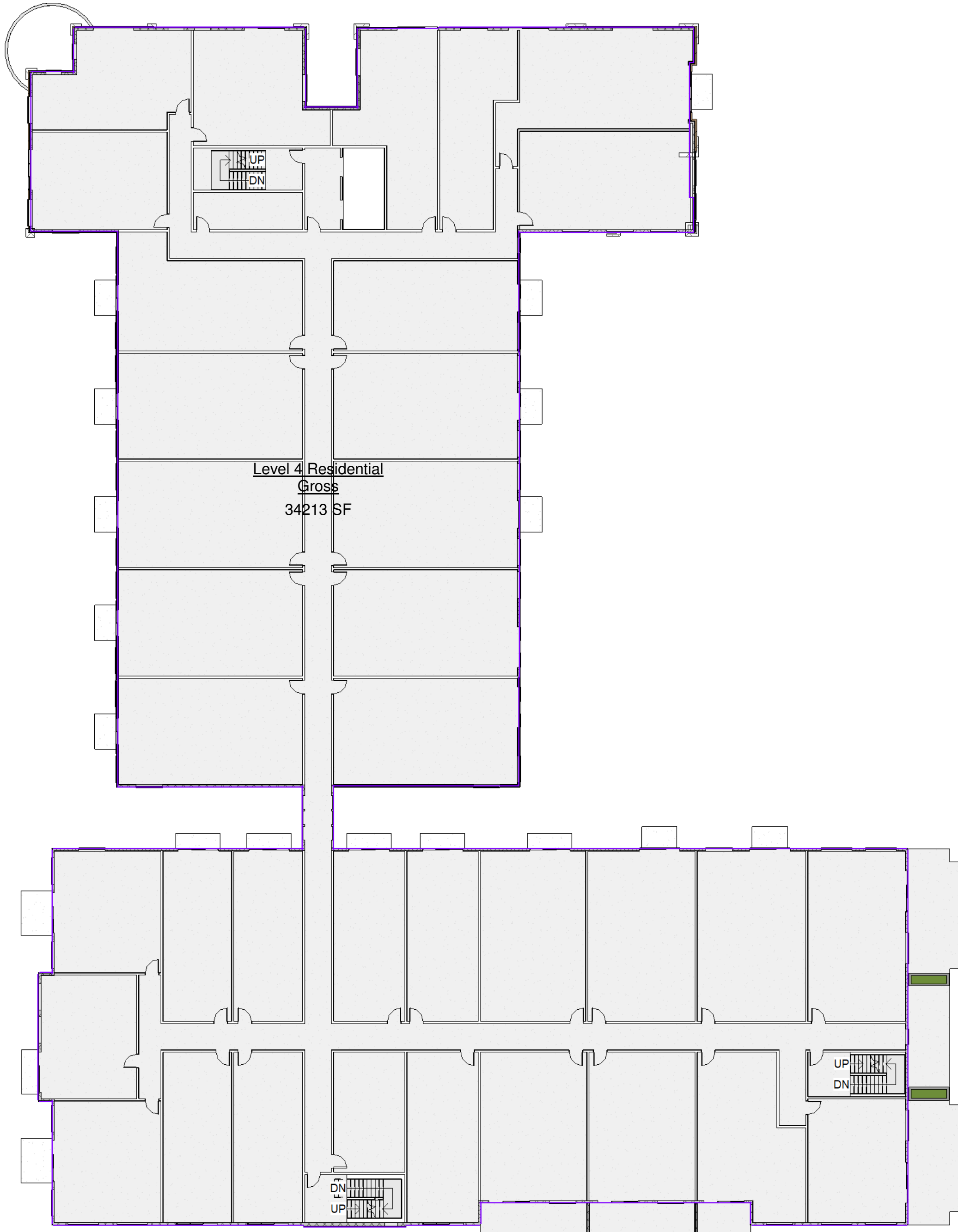
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① Level 3
1" = 20'-0"



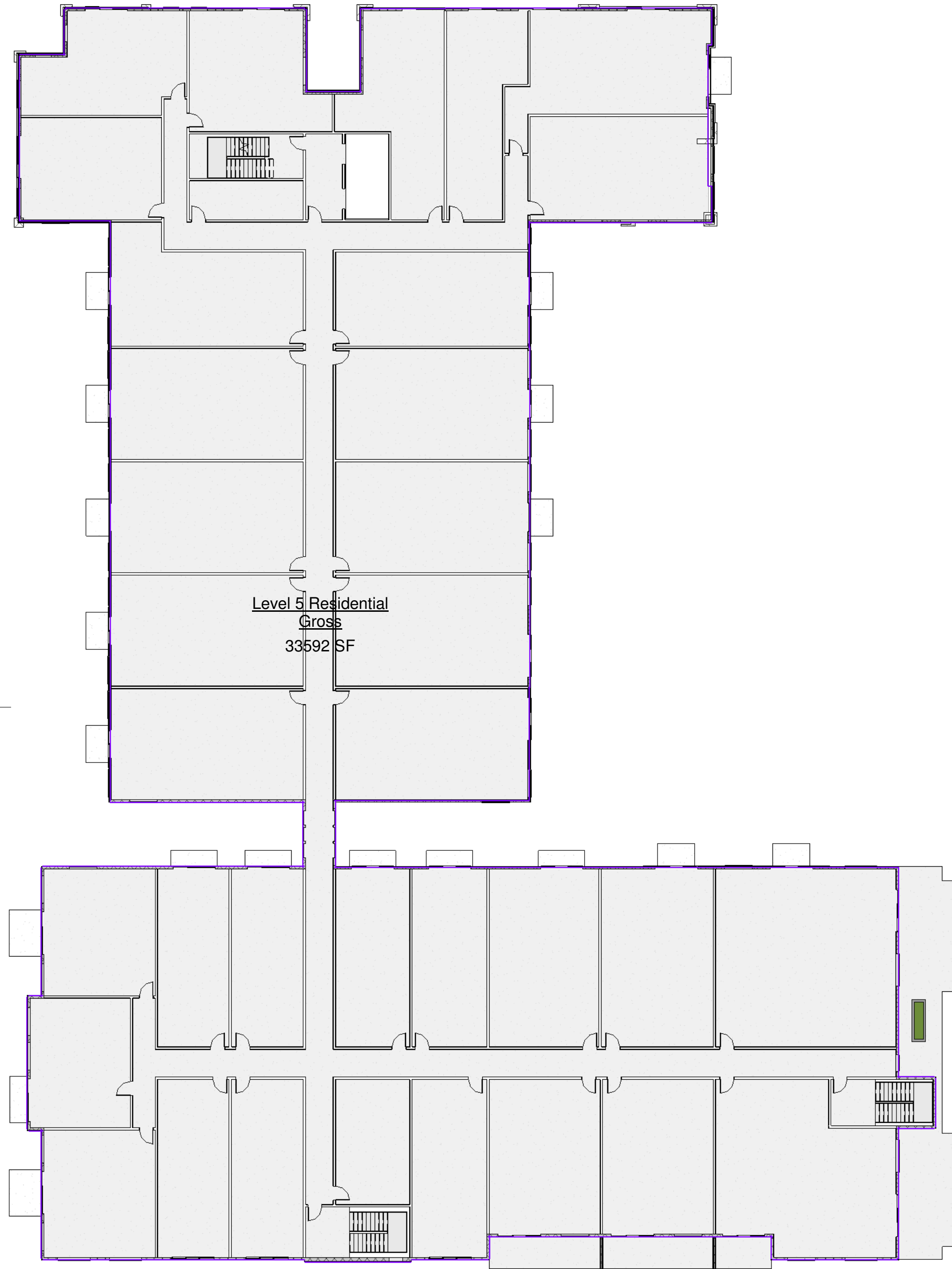
Level 3 Residential
Gross
35045 SF

② Level 4
1" = 20'-0"



Level 4 Residential
Gross
34213 SF

③ Level 5
1" = 20'-0"



Level 5 Residential
Gross
33592 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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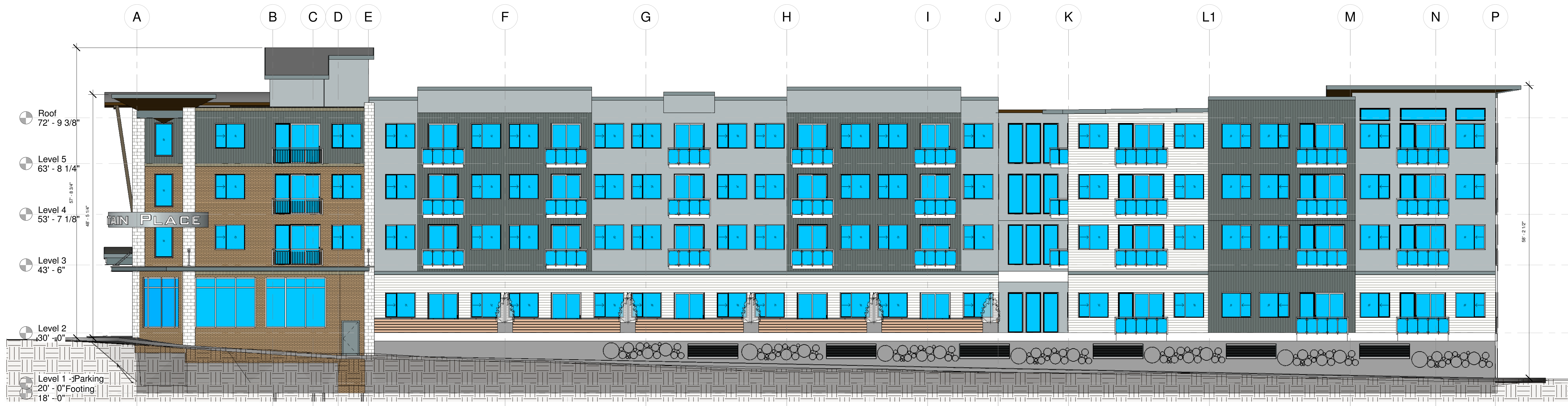
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Building
Elevations

A3.0



① East Side Fountain Elevation
1" = 10'-0"



② West Side First Street Elevation
1" = 10'-0"

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① Main & First



② Fountain View

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Perspectives

A3.2



① Riverwalk & Alder



② First & Alder

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Perspectives



1 Fountain looking at art area



2 Plaza view

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Perspectives