

SURVEY NOTES:

- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH WAC 332-130-145 IN APRIL 2021 AT THE REQUEST OF VICTOR SHINTAR.
- FIELD SURVEY PERFORMED WITH TRIMBLE R8-3 GNSS RECEIVER AND LEICA TCPR 1201+ ROBOTIC TOTAL STATION AND MEETS OR EXCEEDS THE STANDARDS SET FORTH WITHIN WAC 332-130-090.
- HORIZONTAL DATUM: NAD 83/98 (CITY OF BELLINGHAM 2005) BASIS OF BEARINGS PER "CITY OF BELLINGHAM SURVEY CONTROL WORKSHEET PROJECT ES-0489". INVERSE BETWEEN #11253 AND #1031 BEARING N25°18'12"W A DISTANCE OF 542.29'.
- VERTICAL DATUM: NAVD88 (CITY OF BELLINGHAM)

#11253 N=658063.12 E=1236413.76 ELEV. 190.97	#1031 N=658553.38 E=1236181.98 ELEV. 191.61
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- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS.
- POWERTEK SURVEYING ASSUMES NO LIABILITY FOR ANY SUBSURFACE CONDITIONS OR FEATURES THAT MAY EXIST THAT ARE UNDETECTABLE AND/OR NOT VISIBLE.
- CONTOUR INTERVALS ARE SHOWN AT 1 FOOT AND ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY AND MEET OR EXCEED NATIONAL MAPPING STANDARDS UTILIZING ELECTRONIC DATA COLLECTION.
- THE TOPOGRAPHIC ELEMENTS SHOWN ON THIS MAP ARE INTENDED TO SUPPORT PLANNING AND DESIGN. UTILITY LOCATIONS DERIVED FROM ABOVE GROUND APPURTENANCES AND/OR UTILITY PAINT MARKS PER WASHINGTON STATE ONE-CALL UNDERGROUND LOCATES (811).
- OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE: THIS SURVEY MAY DEPICT EXISTING FENCE LINES AND/OR ENCROACHMENTS IN ACCORDANCE WITH WAC CH 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THIS IS NOT A BOUNDARY SURVEY AND THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.
- REFERENCE DOCUMENTS:
ROS AF#950203063, ROS AF#2019-0500217, ROS AF#2031200609 COB SURVEY CONTROL WORKSHEET PROJECT ES-0489.

LEGAL DESCRIPTION:
(PER STATUTORY WARRANTY DEED A.F. NO. 2019-0701298)

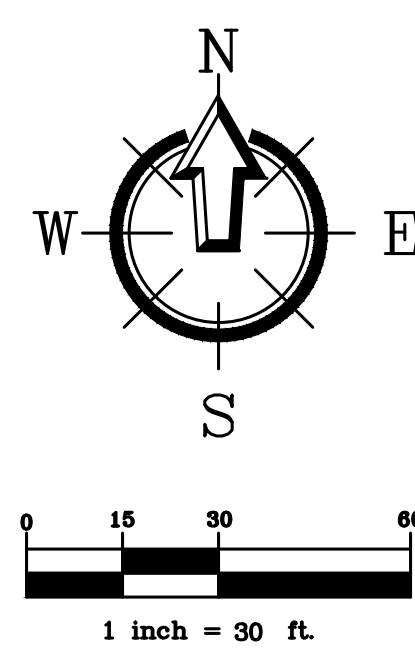
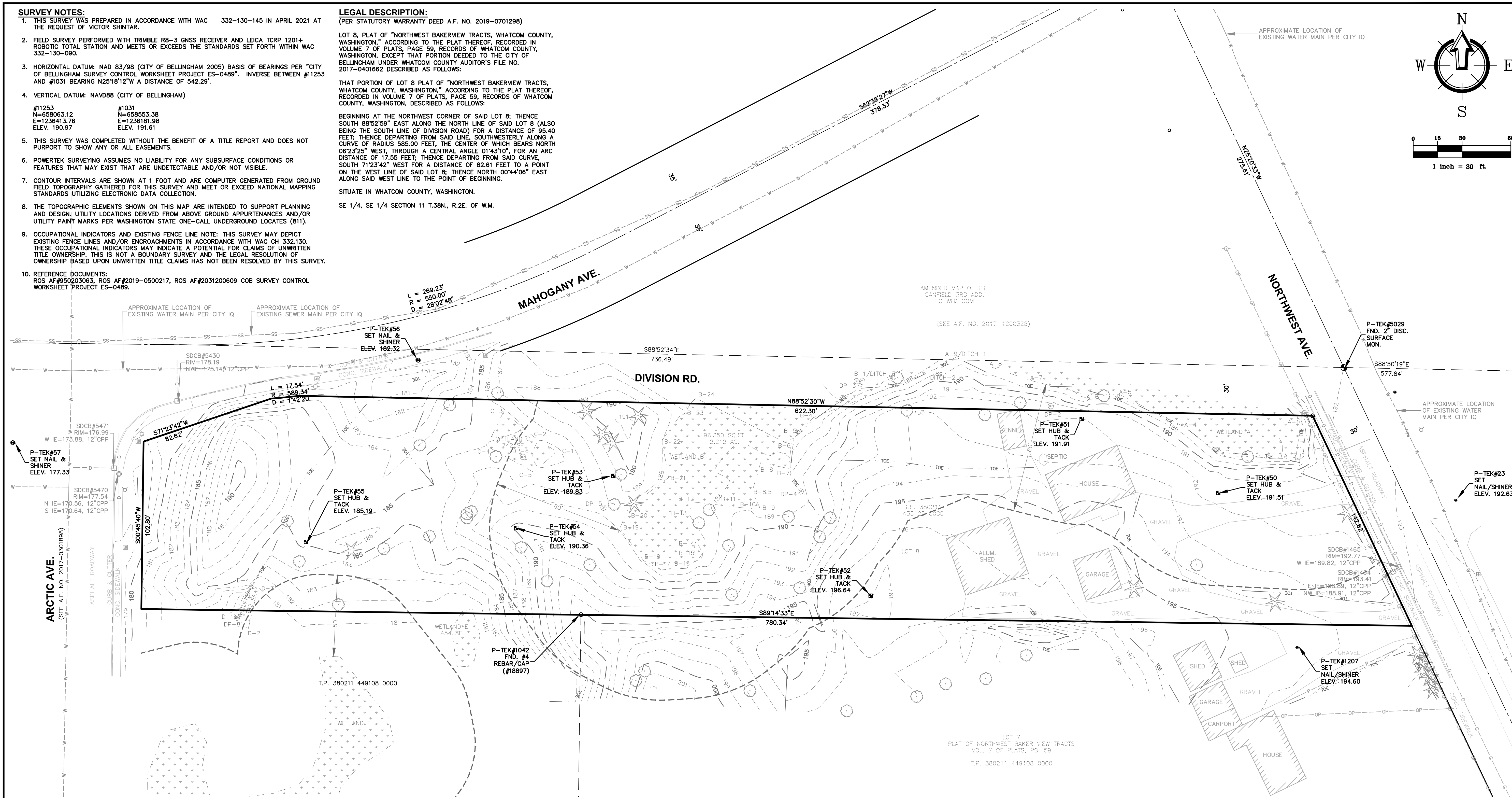
LOT 8, PLAT OF "NORTHWEST BAKERVIEW TRACTS, WHATCOM COUNTY, WASHINGTON," ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 59, RECORDS OF WHATCOM COUNTY, WASHINGTON, EXCEPT THAT PORTION DEEDED TO THE CITY OF BELLINGHAM UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2017-0401862 DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 8 PLAT OF "NORTHWEST BAKERVIEW TRACTS, WHATCOM COUNTY, WASHINGTON," ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 59, RECORDS OF WHATCOM COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 88°52'59" EAST ALONG THE NORTH LINE OF SAID LOT 8 (ALSO BEING THE SOUTH LINE OF DIVISION ROAD) FOR A DISTANCE OF 95.40 FEET; THENCE DEPARTING FROM SAID LINE, SOUTHWESTERLY ALONG A CURVE OF RADIUS 585.00 FEET, THE CENTER OF WHICH BEARS NORTH 06°23'25" WEST, THROUGH A CENTRAL ANGLE 01°43'10", FOR AN ARC DISTANCE OF 17.55 FEET; THENCE DEPARTING FROM SAID CURVE, SOUTH 71°23'42" WEST FOR A DISTANCE OF 82.61 FEET TO A POINT ON THE WEST LINE OF SAID LOT 8; THENCE NORTH 00°44'06" EAST ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

SE 1/4, SE 1/4 SECTION 11 T.38N., R.2E. OF W.M.



BY:	
DESCRIPTION:	
REV:	
DATE:	

VICTOR SHINTAR
4193 NORTHWEST AVE
BELLINGHAM, WA 98226

CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-5655

4193 NORTHWEST AVE
4193 NORTHWEST AVE
BELLINGHAM, WA 98226

DRAWN BY: DJP
CHECKED BY: JPS

DESIGNED BY: JPS

COVER SHEET & EXISTING CONDITIONS

SHEET CONTENTS:

PRELIMINARY

JOB #: 22200
DATE: 5-28-2024

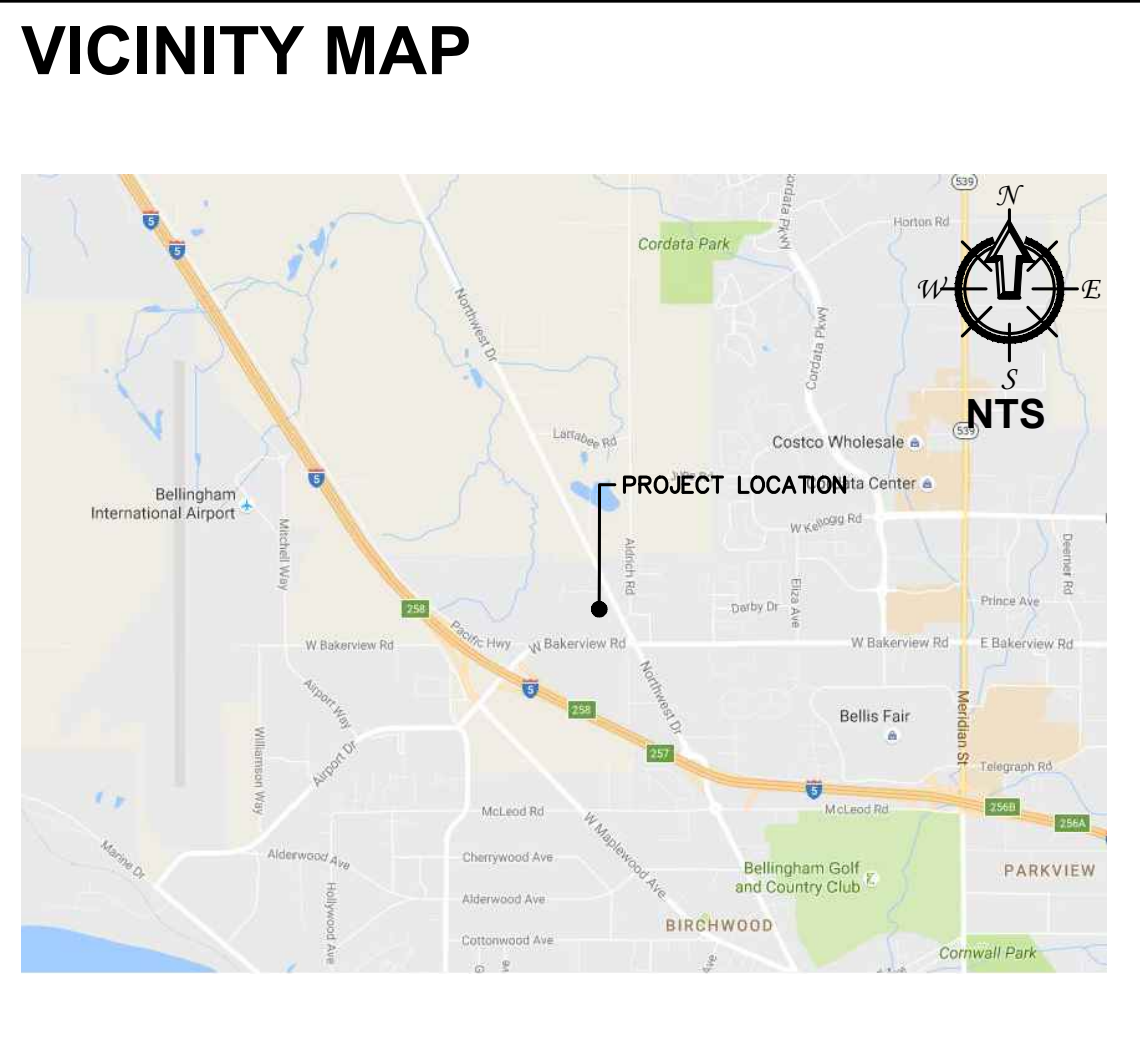
SHEET: DR1

LEGEND

	= FOUND BRASS MON		= EXISTING UNDERGROUND POWER
	= FOUND CONC MON		= EXISTING UNDERGROUND PHONE
	= FOUND REBAR AND CAP		= EXISTING OVERHEAD UTILITIES (UNKNOWN)
	= SET 1/2" REBAR W/ PLASTIC CAP		= EXISTING GAS MAIN
	= EXISTING STORM DRAIN CATCH BASIN (TYPE 1)		= EXISTING WATER LINE
	= EXISTING STORM DRAIN CATCH BASIN (TYPE 2)		= EXISTING FIRE MAIN
	= EXISTING STORM DRAIN CLEANOUT		= PROPOSED WATER LINE
	= EXISTING YARD DRAIN		= EXISTING SANITARY SEWER LINE
	= PROPOSED STORM DRAIN CLEANOUT		= PROPOSED SANITARY SEWER LINE
	= PROPOSED STORM DRAIN CATCH BASIN		= EXISTING STORM DRAIN LINE
	= EXISTING SANITARY SEWER MANHOLE		= PROPOSED STORM DRAIN LINE (SOLID WALL)
	= EXISTING SANITARY SEWER CLEANOUT		= PROPOSED STORM DRAIN LINE (PERFORATED)
	= EXISTING FIRE STAND PIPE		= PROPOSED FOUNDATION DRAIN
	= EXISTING WATER METER BOX		= PROPOSED ROOF DRAIN
	= EXISTING FIRE HYDRANT		= EXISTING TOP OF BANK
	= EXISTING WATER VALVE		= EXISTING TOE OF BANK
	= EXISTING WATER VALVE BOXES		= EXISTING CONTOUR (INDEX)
	= EXISTING POWER METER/STRUCTURE		= EXISTING CONTOUR (NORMAL)
	= EXISTING POWER VAULT		= PROPOSED CONTOUR (INDEX)
	= EXISTING LIGHT POLE		= EXISTING BARBED WIRE FENCE
	= EXISTING SIGN		
	= EXISTING LANDSCAPING		= PROPOSED ASPHALT PAVEMENT
	= EXISTING GAS METER		= PROPOSED CONCRETE

SHEET INDEX

DR1	COVER SHEET & EXISTING CONDITIONS
DR2	OVERALL SITE PLAN
DR3	NORTHWEST AVE SITE PLAN
DR4	ARCTIC AVE SITE PLAN
DR5	LANDSCAPE PLAN
DR6	PRELIMINARY PLAT
DR7	FLOOR AREA RATIO EXHIBIT
DR8	WETLAND BUFFER EXHIBIT



CONTACT INFORMATION

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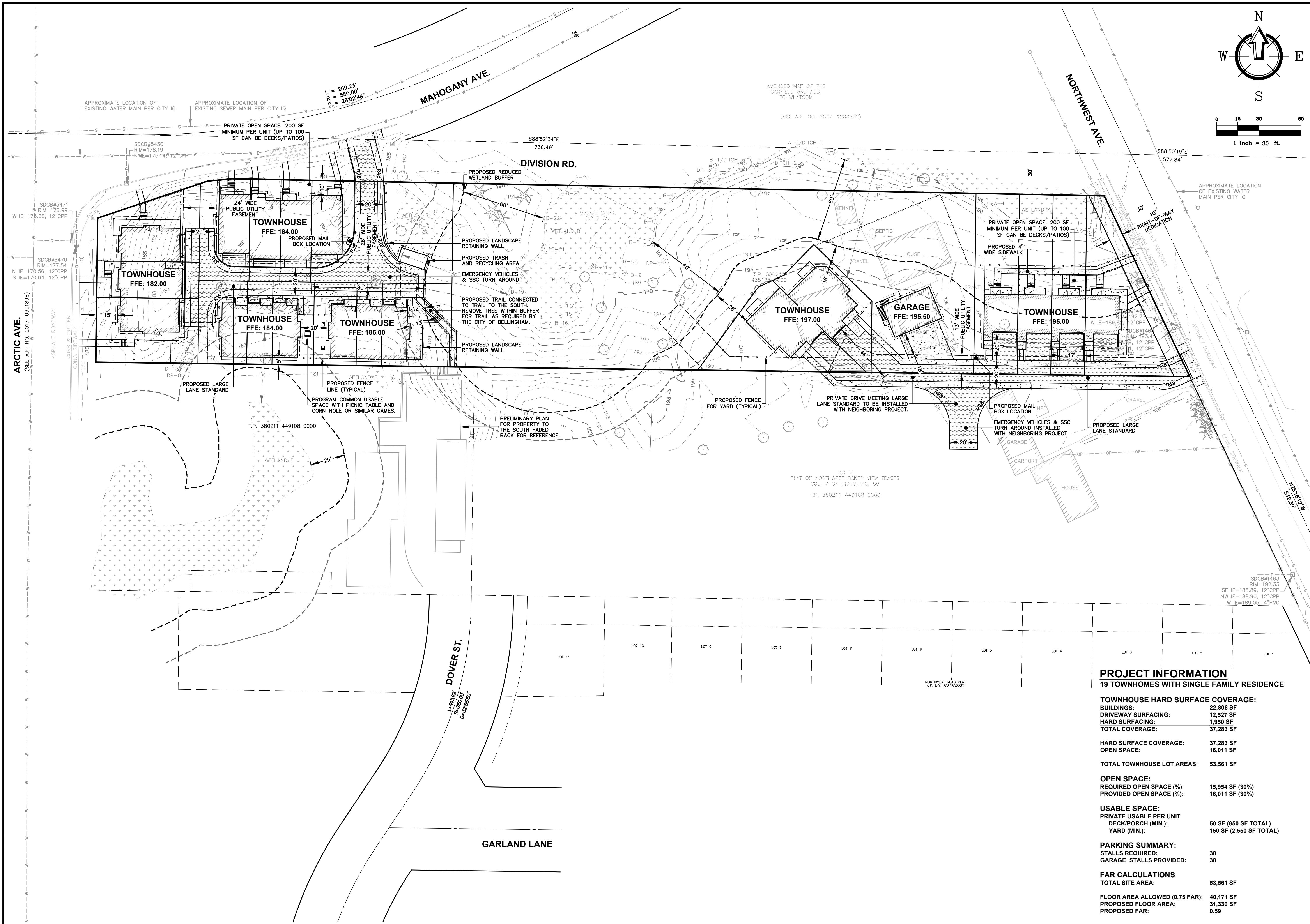
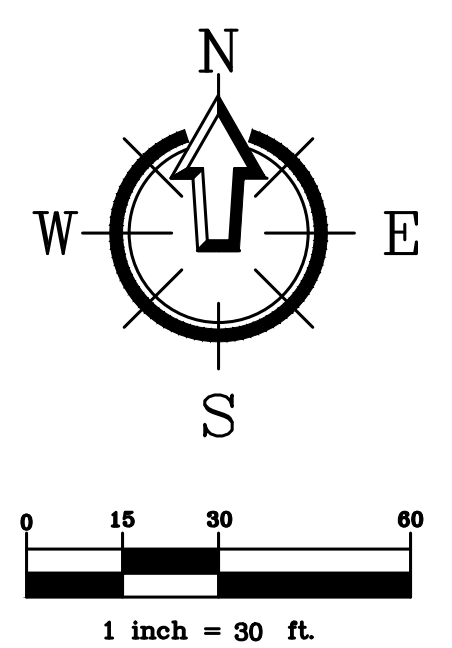
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TRC ARCHITECTURE
ROBERT MATCHUK
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(360) 393-3131
rmatchuk.trc@gmail.com

OWNER
VICTOR SHINTAR
4193 NORTHWEST AVE
BELLINGHAM, WA 98226



220 West Champion Street, Suite 200
 Bellingham, WA 98225
 t. 360.650.1408
 f. 360.650.1401

FREELAND & ASSOCIATES



BY:	
DESCRIPTION:	
REV:	DATE:

CLIENT:
VICTOR SHINTAR
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 BELLINGHAM, WA 98226
 CALL BEFORE YOU DIG
 FOR BURIED UTILITY LOCATIONS
 1-800-424-5655

PROJECT LOCATION:
4193 NORTHWEST AVE
 4193 NORTHWEST AVE
 BELLINGHAM, WA 98226
 DRAWING #: 22200DR4.DWG
 DESIGNED BY: JPS
 DRAWN BY: DJP
 CHECKED BY: JPS

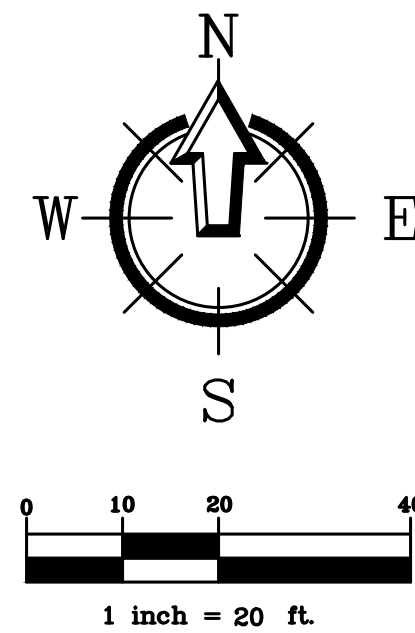
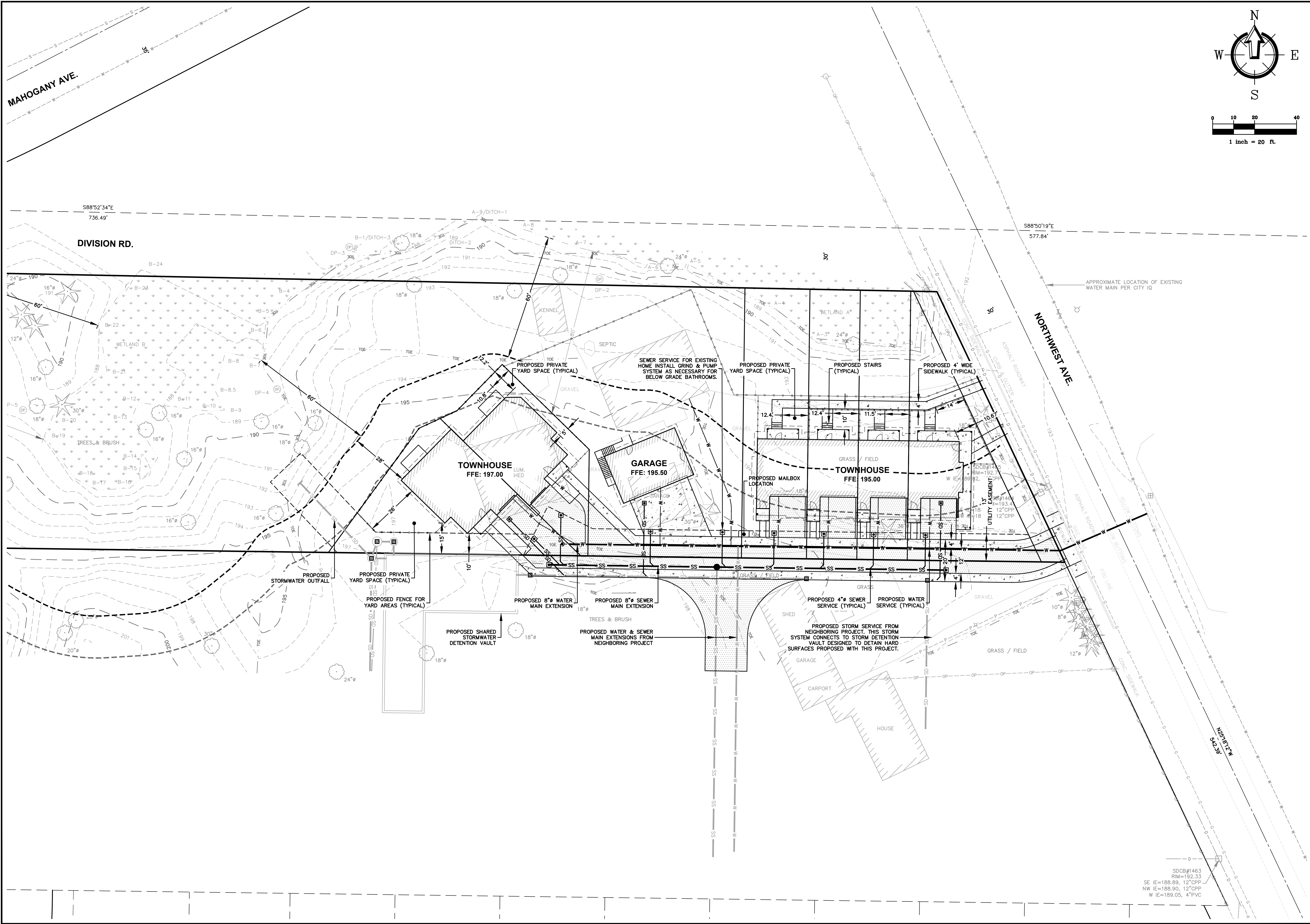
SHEET CONTENTS:
OVERALL SITE PLAN

PRELIMINARY

JOB #: 22200
 DATE: 5-28-2024
 SHEET: DR2

PROJECT INFORMATION
 19 TOWNHOMES WITH SINGLE FAMILY RESIDENCE

TOWNHOUSE HARD SURFACE COVERAGE:	
BUILDINGS:	22,806 SF
DRIVEWAY SURFACING:	12,527 SF
HARD SURFACING:	1,950 SF
TOTAL COVERAGE:	37,283 SF
HARD SURFACE COVERAGE:	
HARD SURFACE COVERAGE:	37,283 SF
OPEN SPACE:	16,011 SF
TOTAL TOWNHOUSE LOT AREAS:	53,561 SF
OPEN SPACE:	
REQUIRED OPEN SPACE (%):	15,954 SF (30%)
PROVIDED OPEN SPACE (%):	16,011 SF (30%)
USABLE SPACE:	
PRIVATE USABLE PER UNIT	
DECK/PORCH (MIN.):	50 SF (850 SF TOTAL)
YARD (MIN.):	150 SF (2,550 SF TOTAL)
PARKING SUMMARY:	
STALLS REQUIRED:	38
GARAGE STALLS PROVIDED:	38
FAR CALCULATIONS	
TOTAL SITE AREA:	53,561 SF
FLOOR AREA ALLOWED (0.75 FAR):	40,171 SF
PROPOSED FLOOR AREA:	31,330 SF
PROPOSED FAR:	0.59



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 & ASSOCIATES

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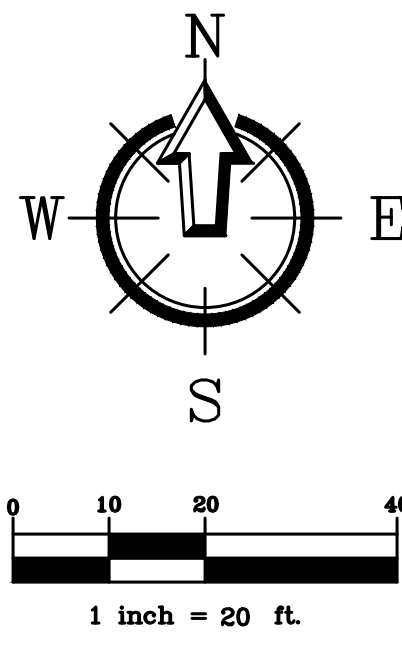
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 4193 NORTHWEST AVE
 BELLINGHAM, WA 98226
 DRAWING #: 22200DR4.DWG
 DESIGNED BY: JPS
 DRAWN BY: DJP
 CHECKED BY: JPS

SHEET CONTENTS: **NORTHWEST AVE
 SITE PLAN**

PRELIMINARY

JOB #: 22200
 DATE: 5-28-2024
 SHEET: **DR3**

SDCB#1463
 RIM=192.33
 SE IE=188.89, 12"CPP
 NW IE=188.90, 12"CPP
 W IE=189.05, 4"PV



220 West Champion Street, Suite 200
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FREELAND & ASSOCIATES

REV.	DATE	DESCRIPTION

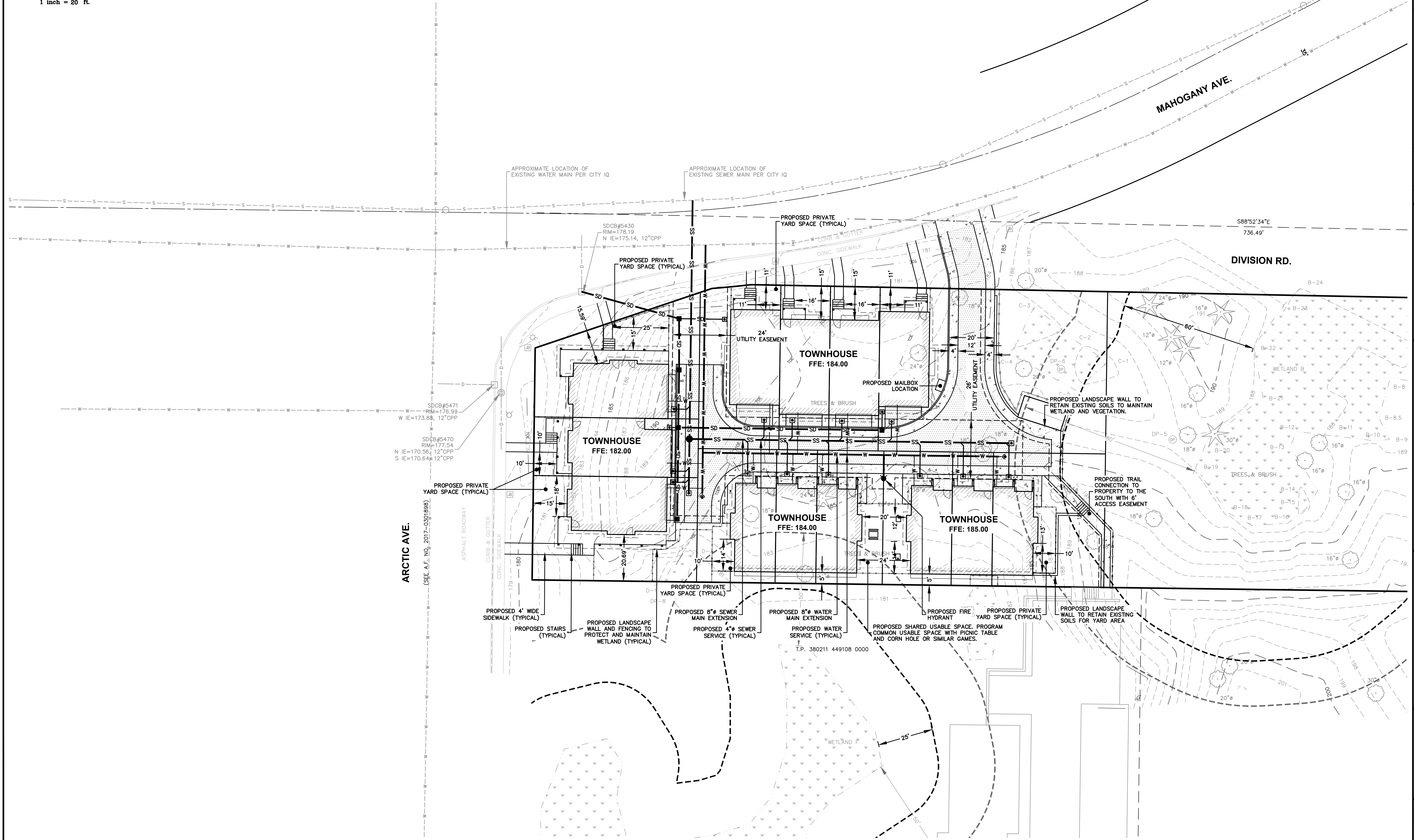
CLIENT:
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 4193 NORTHWEST AVE
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 BELLINGHAM, WA 98226
DRAWING #: 22200DR4.DWG
DESIGNED BY: JPS
DRAWN BY: DJP
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SHEET CONTENTS:
ARCTIC AVE
SITE PLAN

PRELIMINARY

JOB #: 22200
DATE: 5-28-2024
SHEET: DR4





REV.	DATE	DESCRIPTION

CLIENT: **VICTOR SHINTAR**
 4193 NORTHWEST AVE
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PROJECT LOCATION: **4193 NORTHWEST AVE**
 4193 NORTHWEST AVE
 BELLINGHAM, WA 98226
 DRAWING #: 2220DR4.DWG
 DESIGNED BY: JPS
 DRAWN BY: JPS
 CHECKED BY: JPS

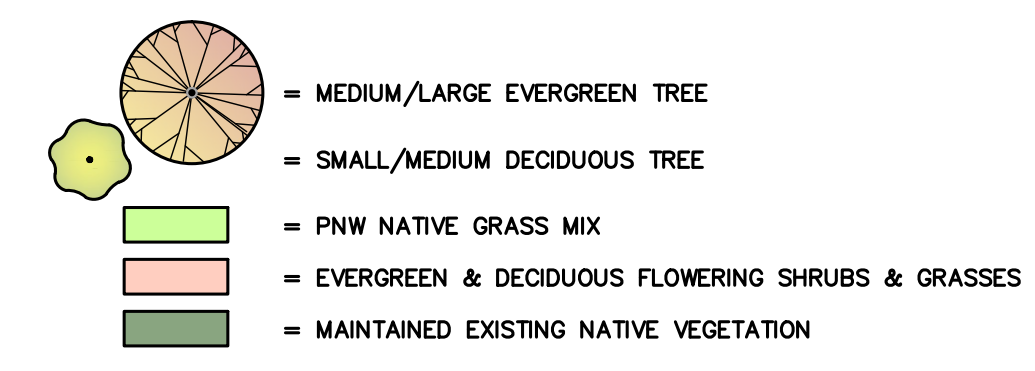
SHEET CONTENTS: **LANDSCAPE PLAN**

JOB #: 22200 DATE: 5-28-2024
 SHEET: **DR5**

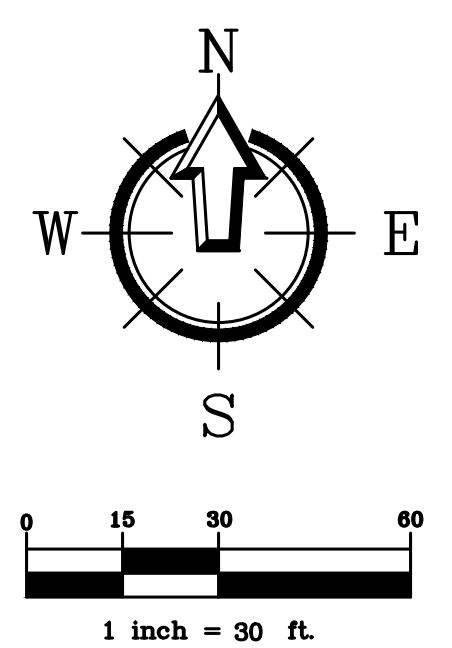
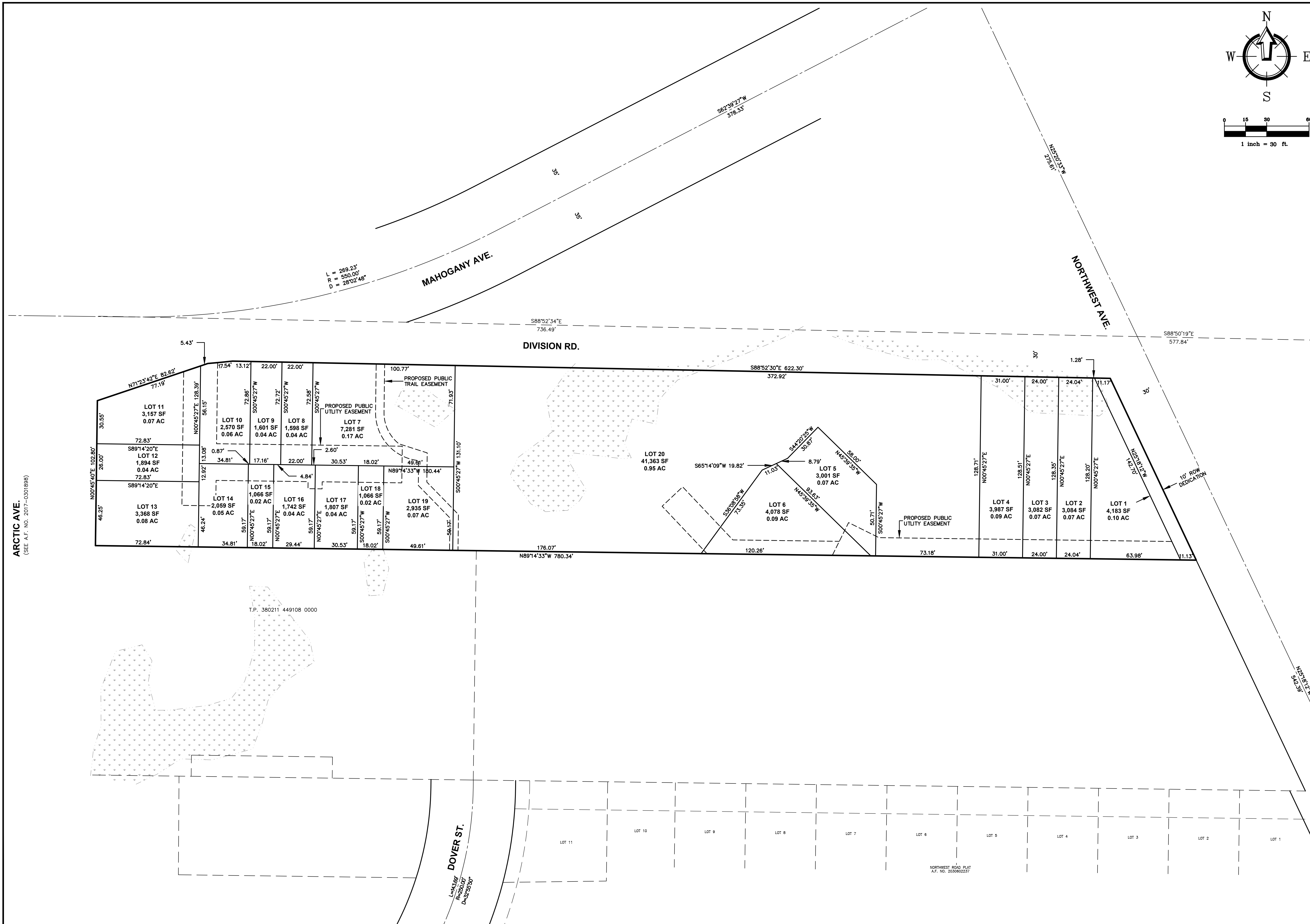
Green Factor Score Sheet

Project title: 4193 Northwest Ave

Parcel size (enter this value first)	enter sq ft of parcel	SCORE	Factor	Total
53,561		0.401		
Landscape Elements**				
1 Landscaped areas (select one of the following for each area)				
a	Landscaped areas with a soil depth of less than 24"	enter sq ft	0.1	-
		0		
b	Landscaped areas with a soil depth of 24" or greater	enter sq ft	0.8	16,320.0
		20,400		
c	Bioretention facilities	enter sq ft	1.0	-
		0		
2 Plantings (credit for plants in landscaped areas above)				
a	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft	0.2	1,790
		8,950		
b	Shrubs or perennials 2'+ at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants	0.3	360
		100		
c	Tree canopy for "small trees" in the Bellingham List of Approved Street Trees or equivalent (canopy spread of 15') calculated at 50 sq ft per tree	enter number of plants	0.3	-
		0		
d	Tree canopy for "small/medium trees" in the Bellingham List of Approved Street Trees or equivalent (canopy spread of 20') calculated at 100 sq ft per tree	enter number of plants	0.3	810.0
		18		
e	Tree canopy for "medium/large trees" in the Bellingham List of Approved Street Trees or equivalent (canopy spread of 25') calculated at 150 sq ft per tree	enter number of plants	0.4	1,300.0
		13		
f	Tree canopy for "large trees" in the Bellingham List of Approved Street Trees or equivalent (canopy spread of 30') calculated at 200 sq ft per tree	enter number of plants	0.5	-
		0		
g	Tree canopy for preservation of "exceptional trees" or other large existing trees 6" or greater in diameter - calculated at 15 sq ft per inch DBH (diameter 4.5 feet above the ground)	enter inches DBH	0.8	-
		0		
3 Green roofs				
a	Over at least 2" and less than 4" of growth medium	enter sq ft	0.4	-
		0		
b	Over at least 4" of growth medium	enter sq ft	0.7	-
		0		
4 Vegetated walls				
		enter sq ft	0.7	-
		0		
5 Approved water features				
		enter sq ft	0.7	-
		0		
6 Pervious paving				
a	Pervious paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0.3	-
		0		
b	Pervious paving over at least 24" of soil or gravel	enter sq ft	0.5	-
		0		
7 Structural soil systems				
		enter sq ft	0.4	-
		0		
8 Bonuses				
sub-total of sq ft = 36,500				
a	Drought-tolerant or native plant species	enter sq ft	0.1	895.0
		8,950		
b	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft	0.2	-
		0		
c	Landscaping in food cultivation	enter sq ft	0.3	-
		0		
Green Factor numerator = 21,475				



PRELIMINARY



REV.	DATE	DESCRIPTION

CLIENT: **VICTOR SHINTAR**
 4193 NORTHWEST AVE
 BELLINGHAM, WA 98226
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 1-800-424-5655

PROJECT LOCATION: **4193 NORTHWEST AVE**
 4193 NORTHWEST AVE
 BELLINGHAM, WA 98226
 DRAWING #: 22200DR4.DWG
 DESIGNED BY: JPS
 DRAWN BY: DJP
 CHECKED BY: JPS

SHEET CONTENTS: **PRELIMINARY PLAT**

PRELIMINARY

JOB #: 22200 DATE: 5-28-2024
 SHEET: **DR6**

ARCTIC AVE.
 (SEE A.F. NO. 2017-0301888)

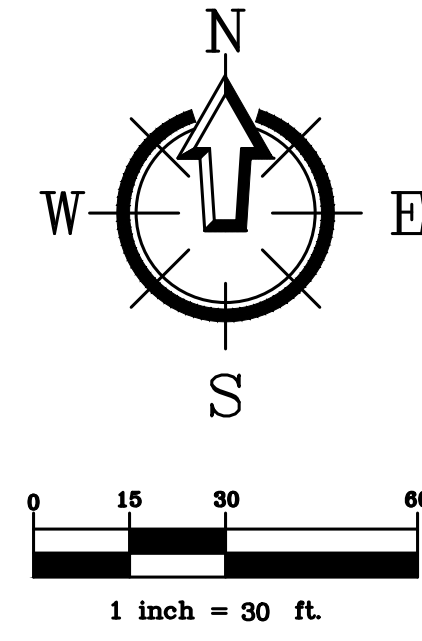
T.P. 380211 449108 0000

DOVER ST.
 L=143.87'
 R=330.00'
 D=33.33°

NORTHWEST ROAD PLAT
 A.F. NO. 200800237

FAR CALCULATIONS

TOTAL SITE AREA	53,294 SF
FLOOR AREA ALLOWED (0.75 FAR)	39,970 SF
PROPOSED FLOOR AREA	31,330 SF
PROPOSED FAR	0.59



220 West Champion Street, Suite 200
 Bellingham, WA 98225
 T: 360.650.1408
 F: 360.650.1401

FREELAND
 & ASSOCIATES

REV.	DATE	DESCRIPTION

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 4193 NORTHWEST AVE
 BELLINGHAM, WA 98226
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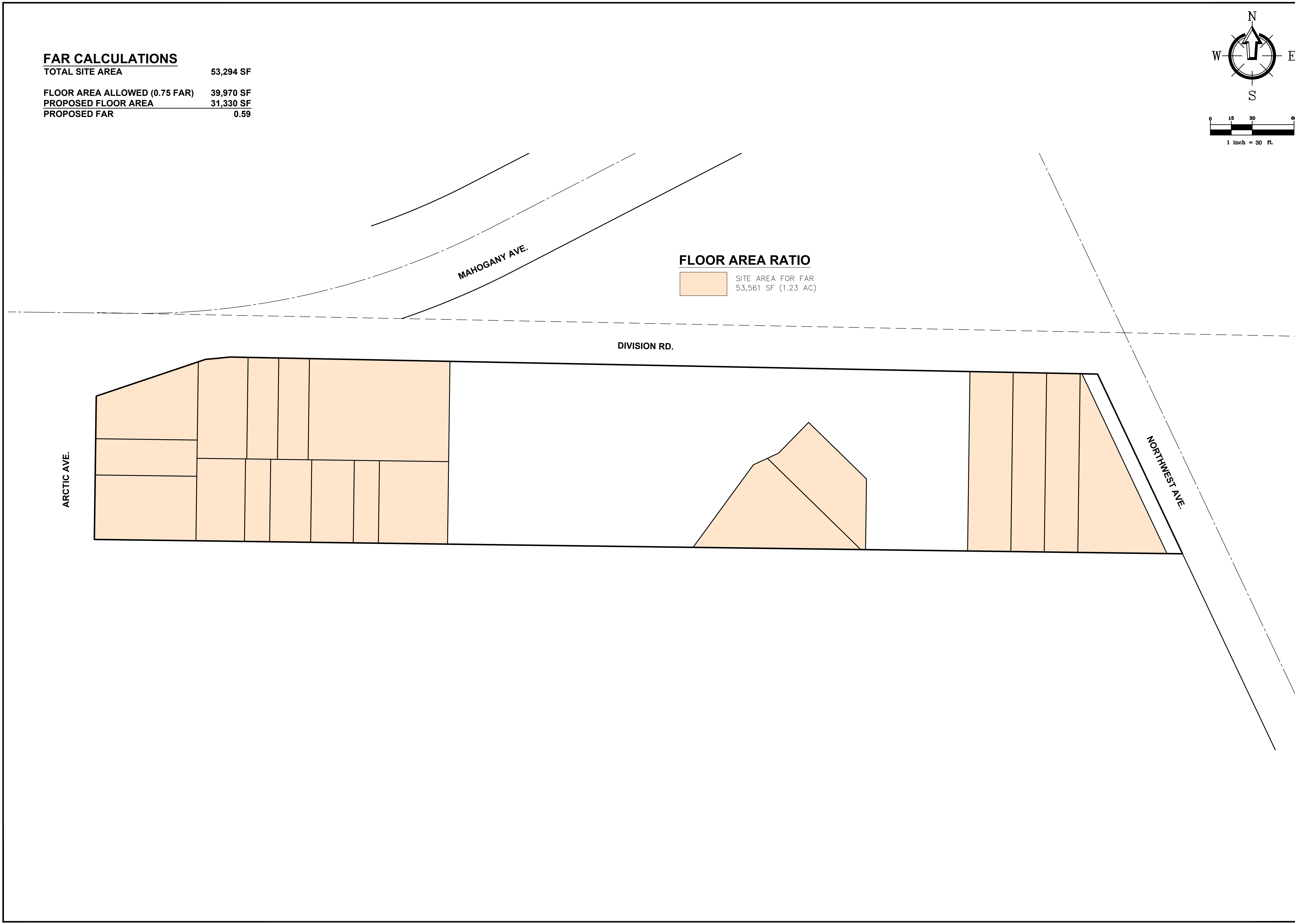
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SHEET CONTENTS:
FLOOR AREA RATIO EXHIBIT

PRELIMINARY

JOB #: 22200
 DATE: 5-28-2024

SHEET: DR7

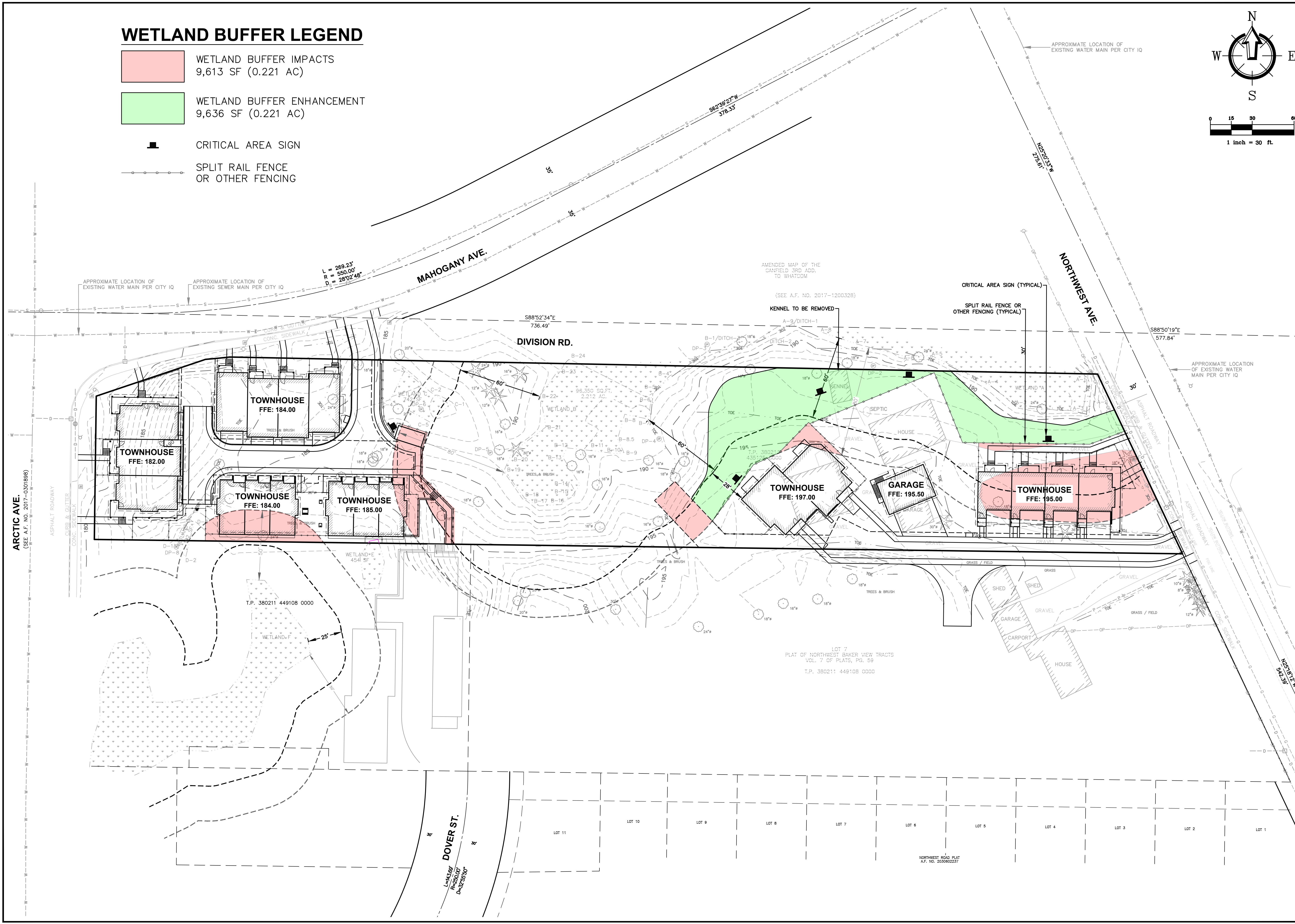
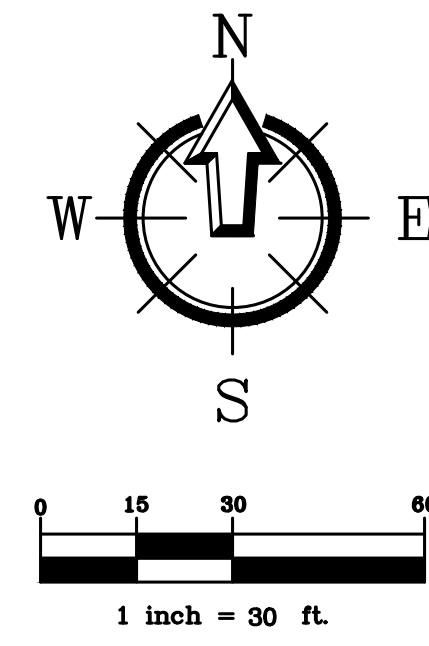


FLOOR AREA RATIO

SITE AREA FOR FAR
 53,561 SF (1.23 AC)

WETLAND BUFFER LEGEND

- WETLAND BUFFER IMPACTS
9,613 SF (0.221 AC)
- WETLAND BUFFER ENHANCEMENT
9,636 SF (0.221 AC)
- CRITICAL AREA SIGN
- SPLIT RAIL FENCE
OR OTHER FENCING



BY:	DESCRIPTION:
REV:	DATE:

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 4193 NORTHWEST AVE
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SHEET CONTENTS:
WETLAND BUFFER EXHIBIT

PRELIMINARY

JOB #: 22200 DATE: 5-28-2024
 SHEET: **DR8**

NORTHWEST INFILL PROJECT 3 PLEX-ARCTIC BUILDING

1235 MAHOGONY AVE., BELLINGHAM WA

PROJECT CRITERIA

GENERAL SITE INFORMATION:

ADDRESS: 4193 Northwest Ave, BELLINGHAM 98225
 PARCEL #: 380211 435125
 LEGAL: NORTHWEST BAKER VIEW TRACTS LOT 8-EXC PTN TO CITY FOR RD DESC AF 2017-0401662
 NEIGHBORHOOD: Meridian
 SUB AREA: 2
 ZONING: Residential Single/Planned mixed

PROJECT DESCRIPTION/WORK TO BE PERFORMED:

CONSTRUCTION OF NEW 3 UNIT, 2 STORY TOWNHOMES. THREE INDIVIDUAL, FEE SIMPLE LOTS. THE UNITS WILL BE SEPERATED BY A 2 HOUR RATED WALL ASSEMBLY, EACH CONSISTING OF 2 BEDROOMS, 2.0 BATHS WITH ATTACHED GARAGES AND DECKS. CONSTRUCTION AS PER ENCLOSED CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

DEFERRED SUBMITTAL ITEMS:

- AS REQUIRED

BUILDING CRITERIA:

APPLICABLE BUILDING CODE: 2018 IRC
 SPRINKLER SYSTEM: SPRINKLER NOT REQUIRED
 UNIT SEPARATION: 2 HR. PARTY WALL
 BUILDING SETBACKS: SEE CIVIL SHEETS
 EXTERIOR BEARING WALLS: 2x6 HF-2 STUDS @ 16" O.C.
 INTERIOR WALLS: 2x4 HF-2 STUDS @ 16" O.C.
 FLOOR JOISTS: 1 JOISTS @ 16" O.C.
 ROOFS: MANF. TRUSSES @ 24" O.C.
 HEAT TYPE: ELECTRIC HEAT PUMP MINI SPLIT

Architectural Sheet List

Sheet Number	Sheet Name
A1.0	Cover Sheet
A1.5	Architectural Site Plan
A2.0	Level 1 Main Floor
A2.1	Leve 2 Upper Floor
A3.0	Elevations
A3.1	Elevations
A4.0	Perspectives

PROJECT DESIGN TEAM:

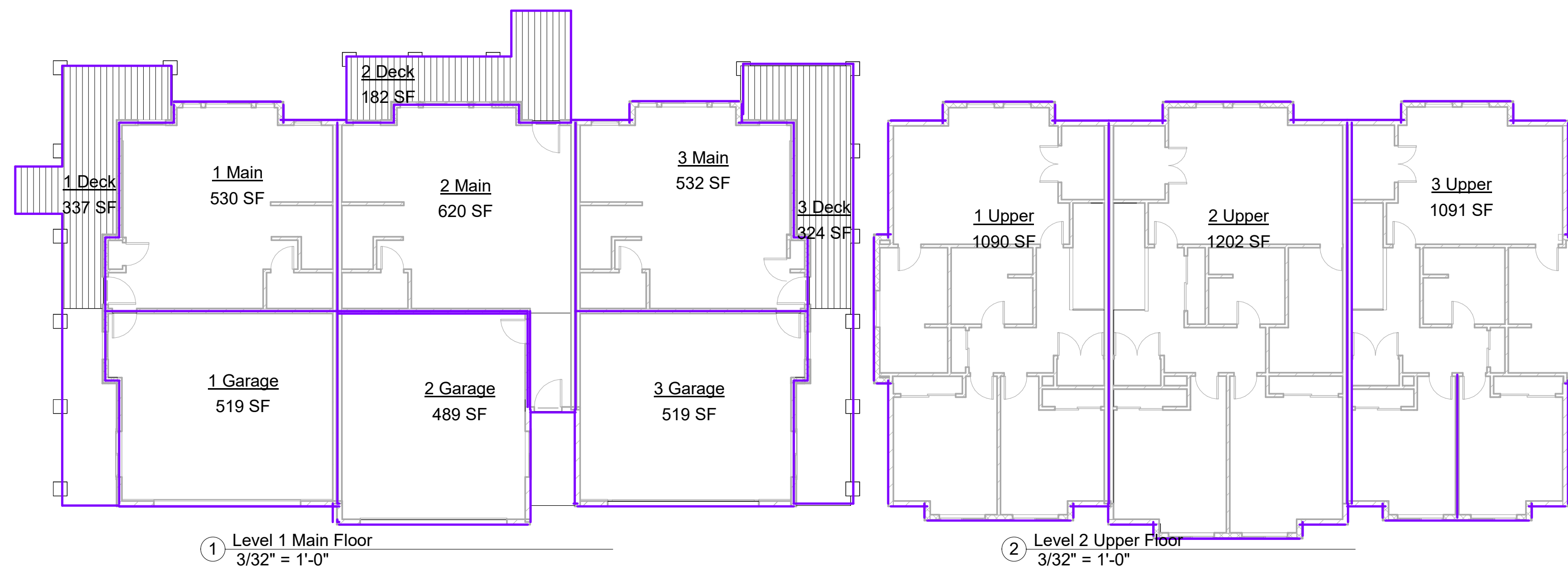
OWNER:
 VICTOR SHINTAR
 4193 NORTHWEST AVE
 BELLINGHAM WA 98225

ARCHITECT:
 ROBERT MATICHUK
 PO BOX 856
 BLAINE WA 98230
 360-201-040
 rmatichuk.trc@gmail.com

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

GENERAL CONTRACTOR:
 T.B.D.

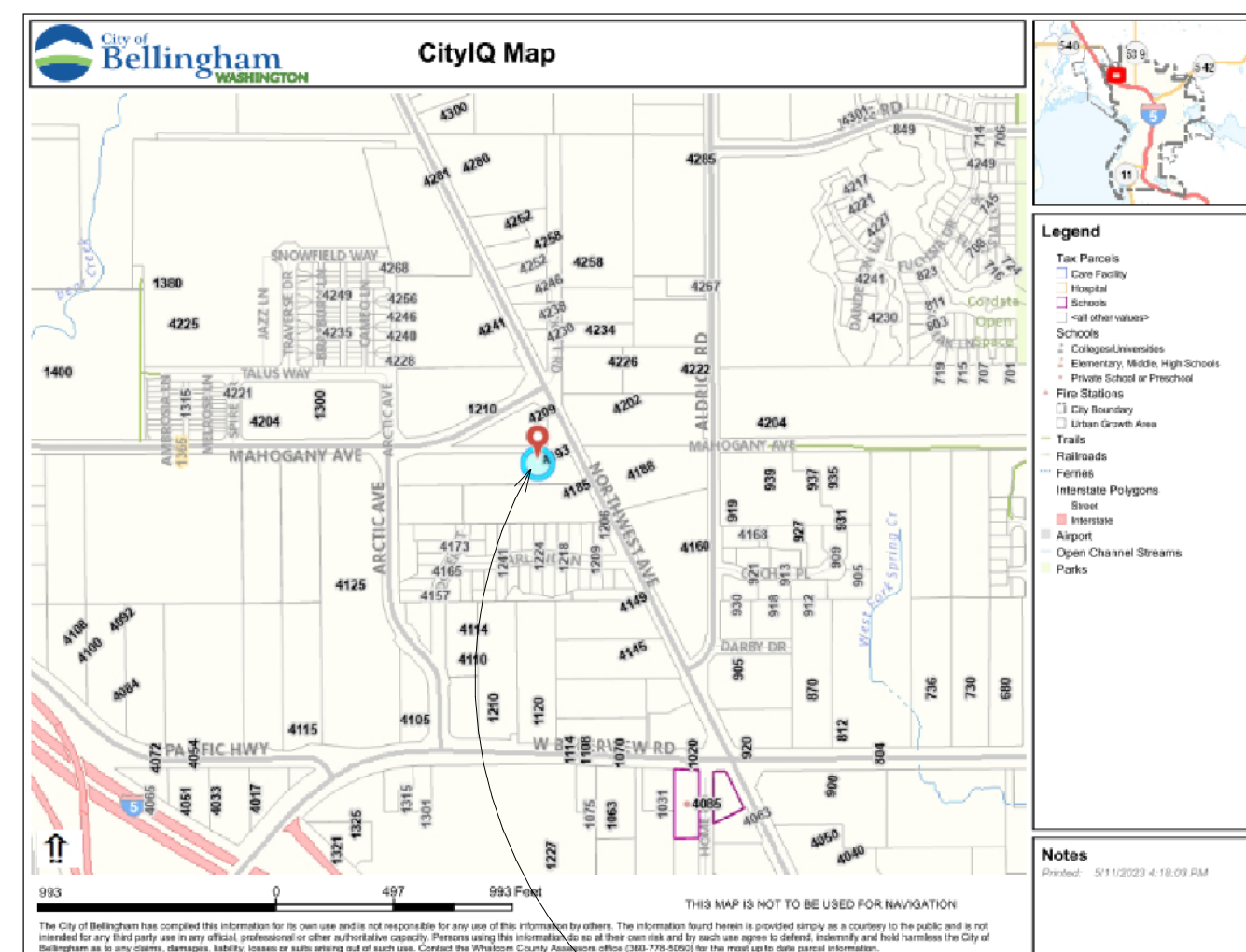
CIVIL ENGINEER:
 FREELAND & ASSOCIATES
 JP SLAGLE
 220 W. CHAMPION ST. STE 200
 BELLINGHAM, WA 98225
 jpslagle@freelandengineering.com
 360.650.1408



Area Schedule (Gross Building)		
Level	Name	Gross Area
Level 1 Main Floor	1 Deck	337 SF
Level 1 Main Floor	1 Garage	519 SF
Level 1 Main Floor	1 Main	530 SF
Level 1 Main Floor	2 Deck	182 SF
Level 1 Main Floor	2 Garage	489 SF
Level 1 Main Floor	2 Main	620 SF
Level 1 Main Floor	3 Deck	324 SF
Level 1 Main Floor	3 Garage	519 SF
Level 1 Main Floor	3 Main	532 SF
Level 2 Upper Floor	1 Upper	1090 SF
Level 2 Upper Floor	2 Upper	1202 SF
Level 2 Upper Floor	3 Upper	1091 SF
		7434 SF

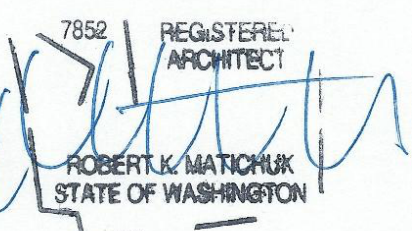


4 Presentation Perspective



AREA OF WORK

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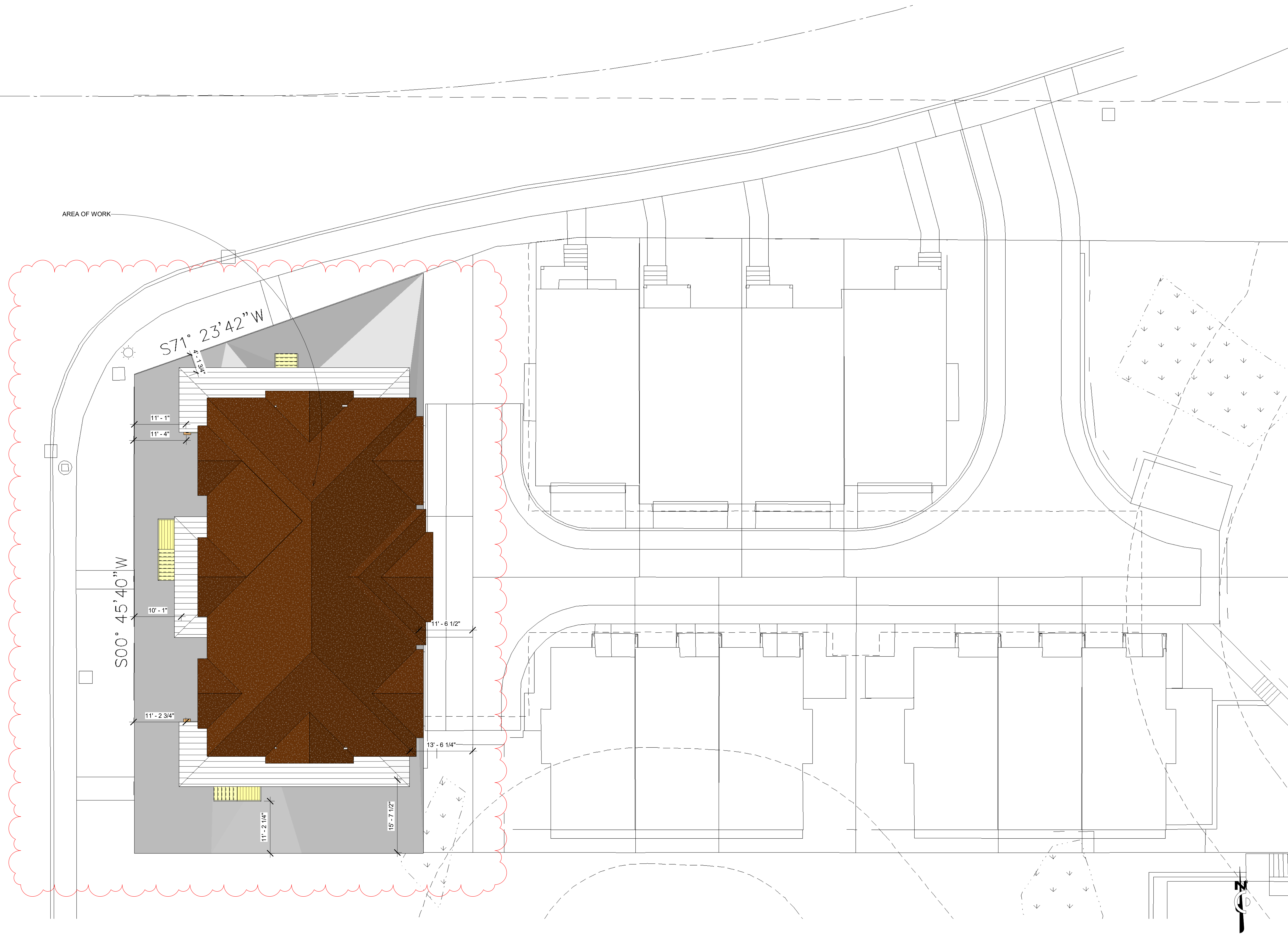
Custom Design For: VICTOR & GALINA SHINTAR
 1235 Mahogany Ave
 3 Plex Arctic Building
 BELLINGHAM WA 98225

Project number: TRC 22-011
 Date: Nov 27 2023
 Design by: RKM
 Drawn by: RKM
 Checked by: RKM
 Set Description:
 R1 - Design Review Set

Cover Sheet

A1.0

ARCTIC AVE.



1 Site Plan-Architectural
1" = 10'-0"

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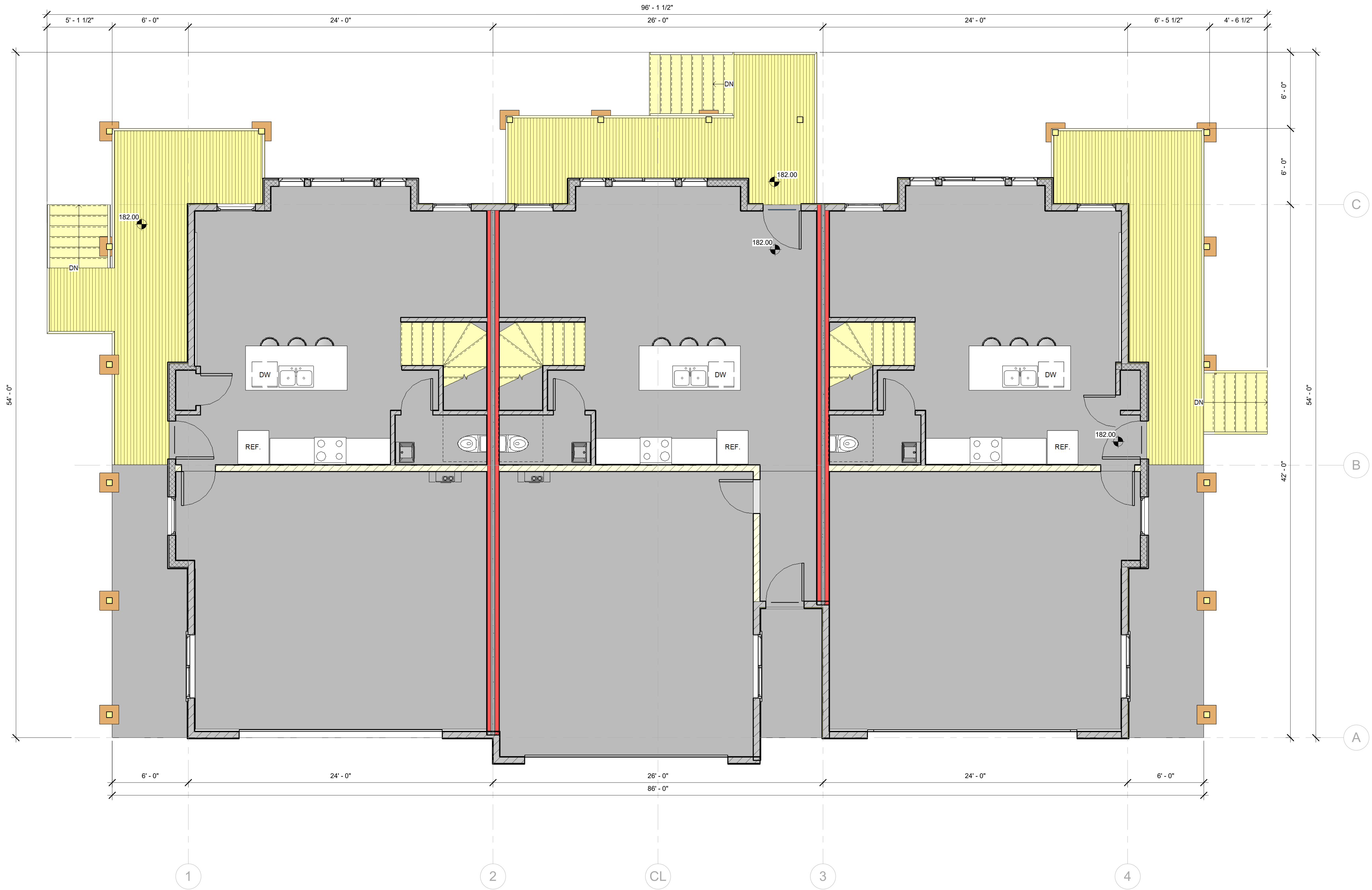
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ROBERT K. MATCHUK
STATE OF WASHINGTON

Custom Design For: VICTOR &
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Architectural
Site Plan

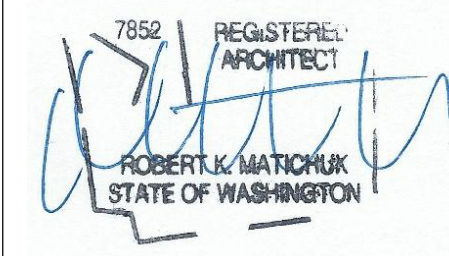
A1.5



① Level 1 Main Floor
1/4" = 1'-0"

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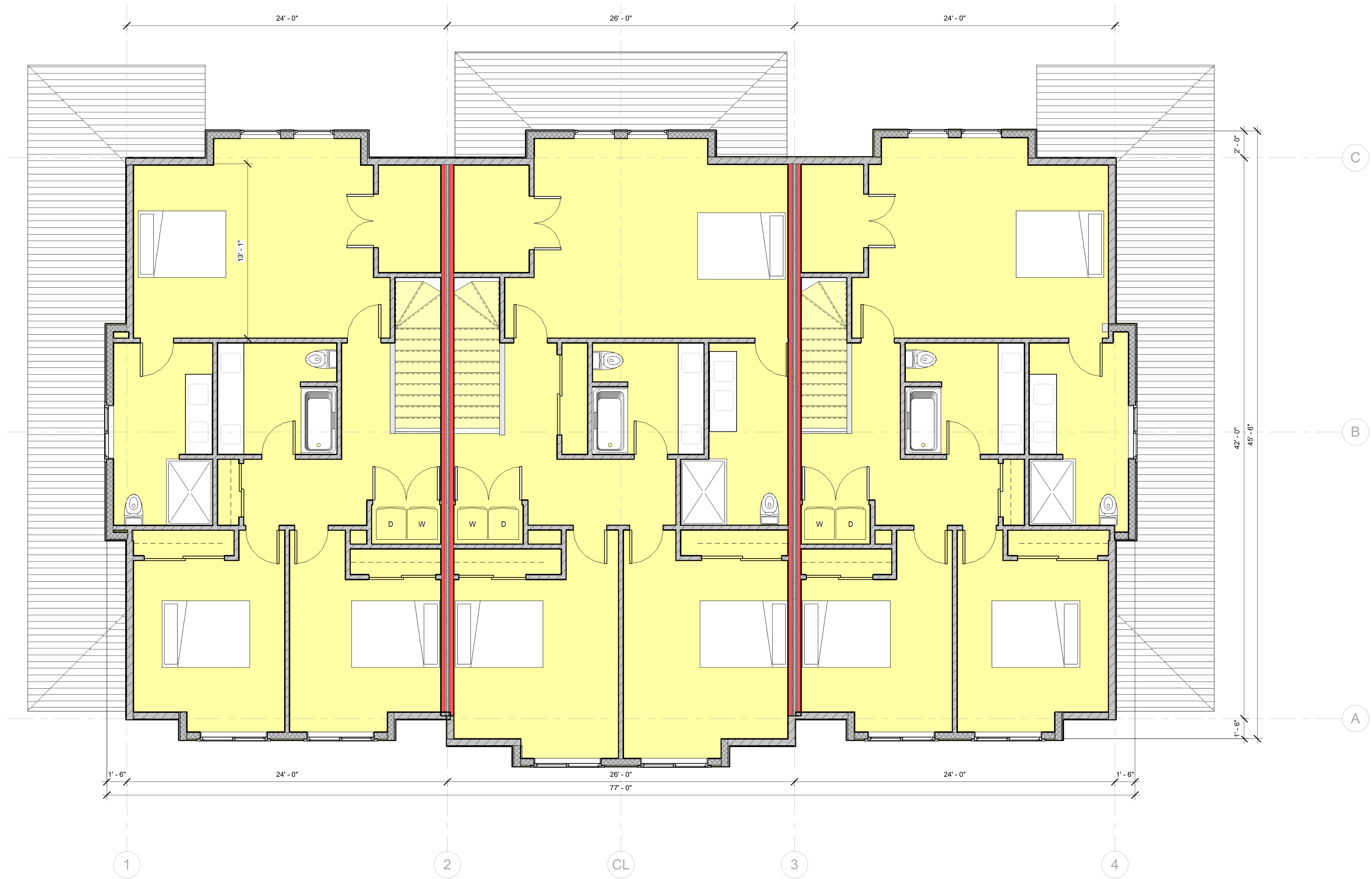
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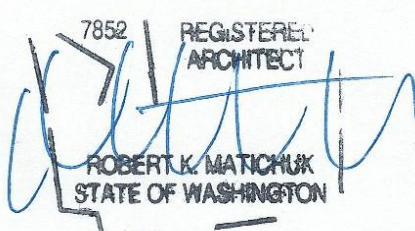
Level 1 Main Floor
A2.0



① Level 2 Upper Floor
1/4" = 1'-0"

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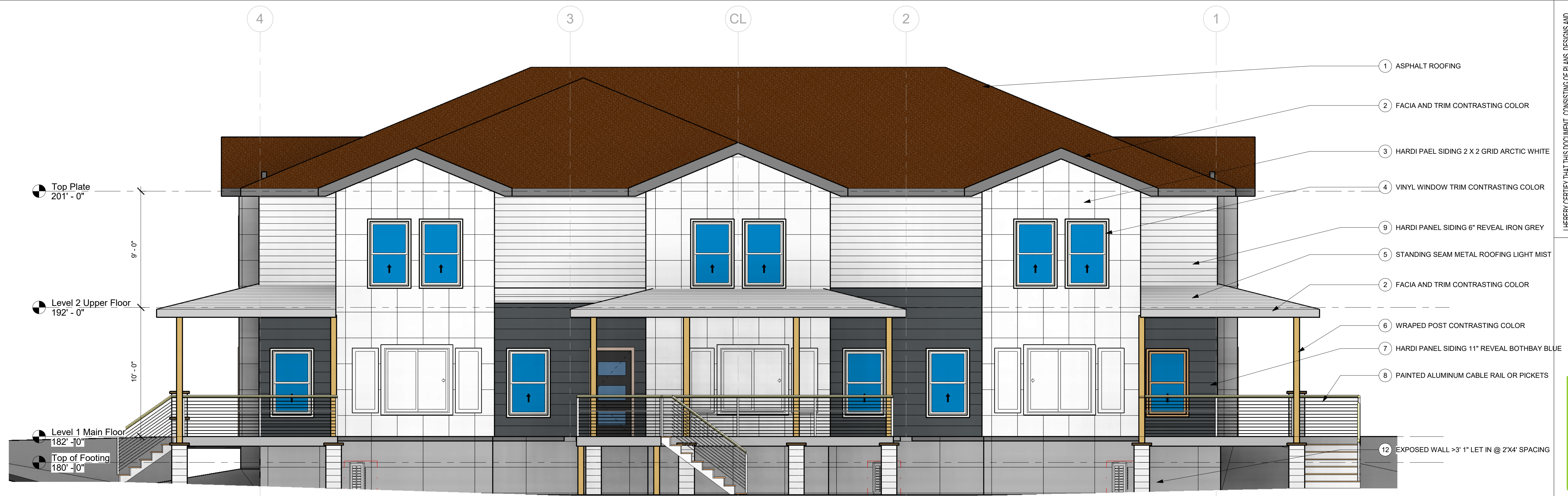


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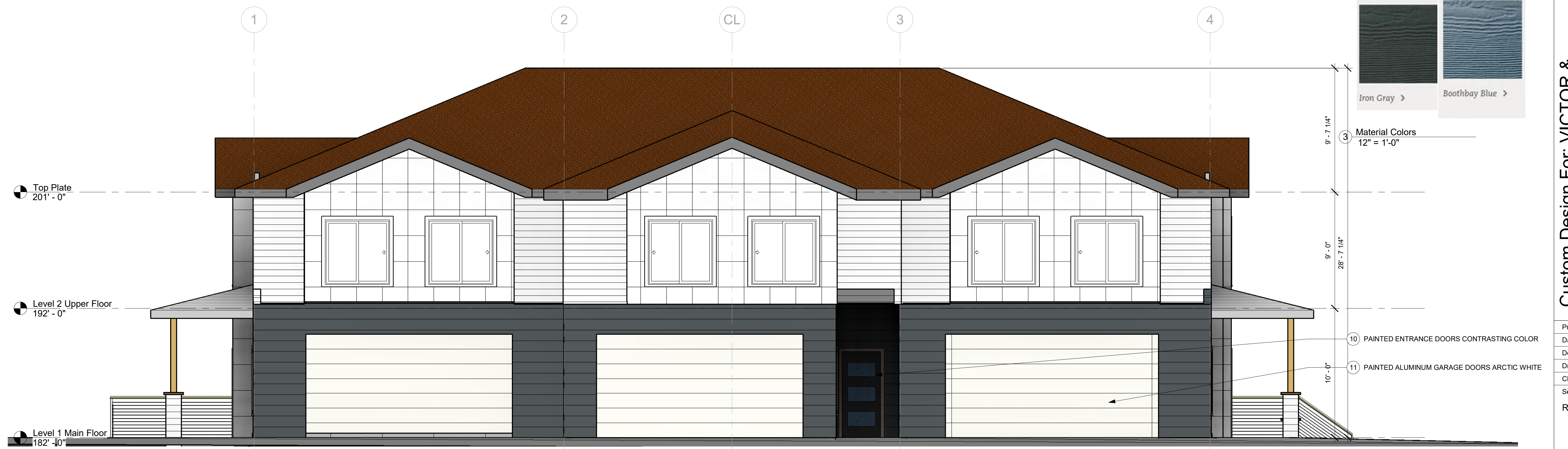
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Level 2 Upper Floor

A2.1



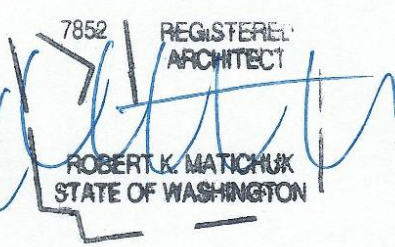
1 Back Elevation (Street)
1/4" = 1'-0"



2 Garage Elevation
1/4" = 1'-0"

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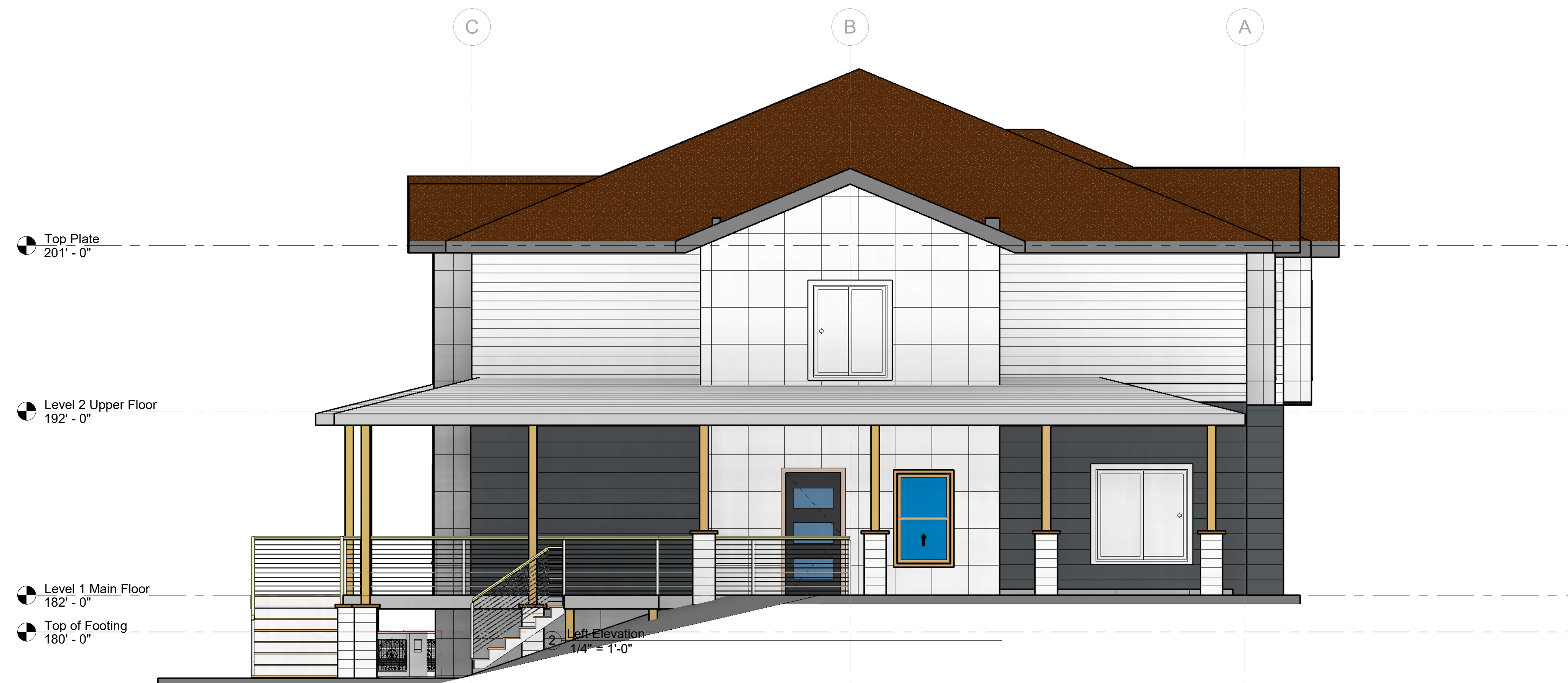
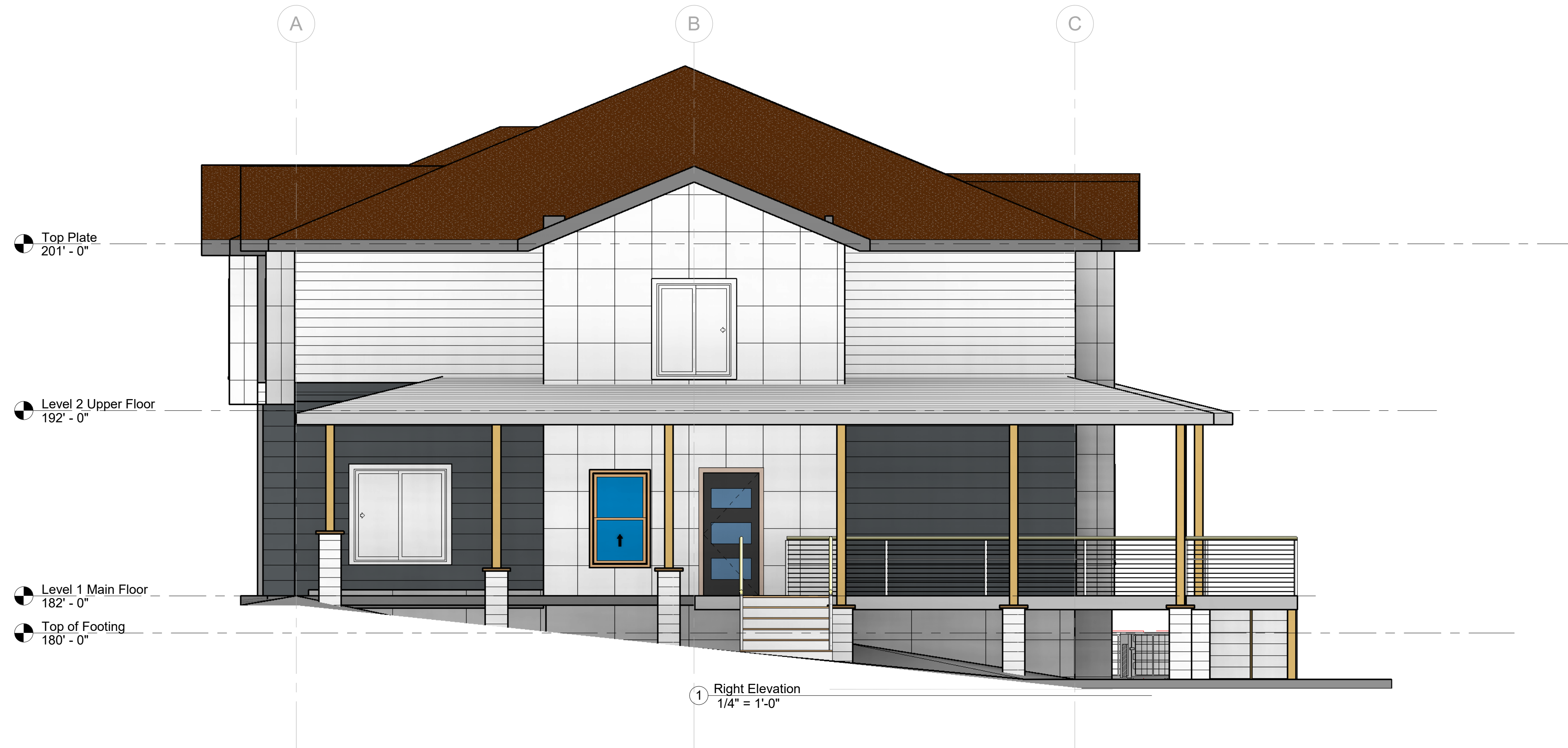


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Elevations

A3.0



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Elevations
A3.1

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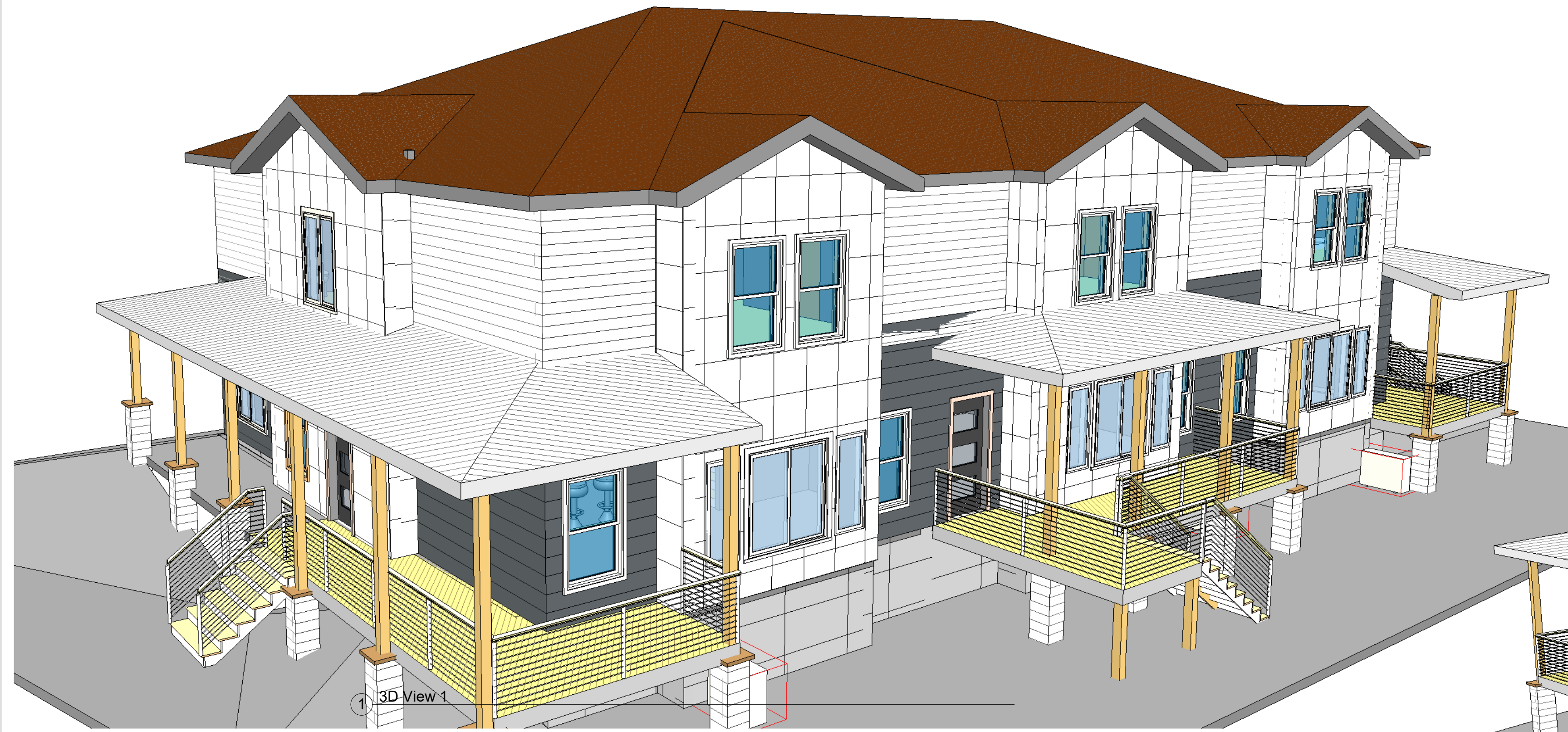
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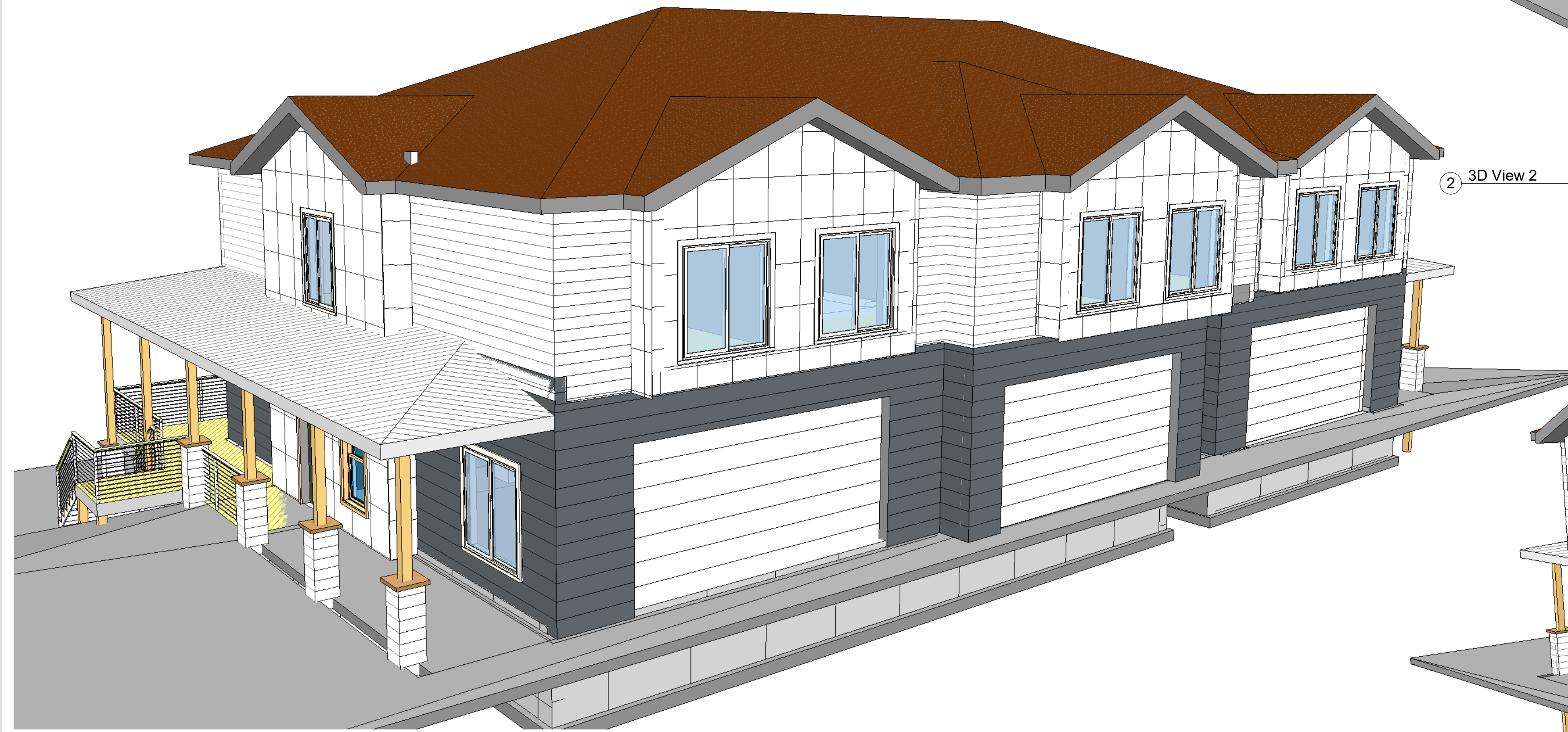
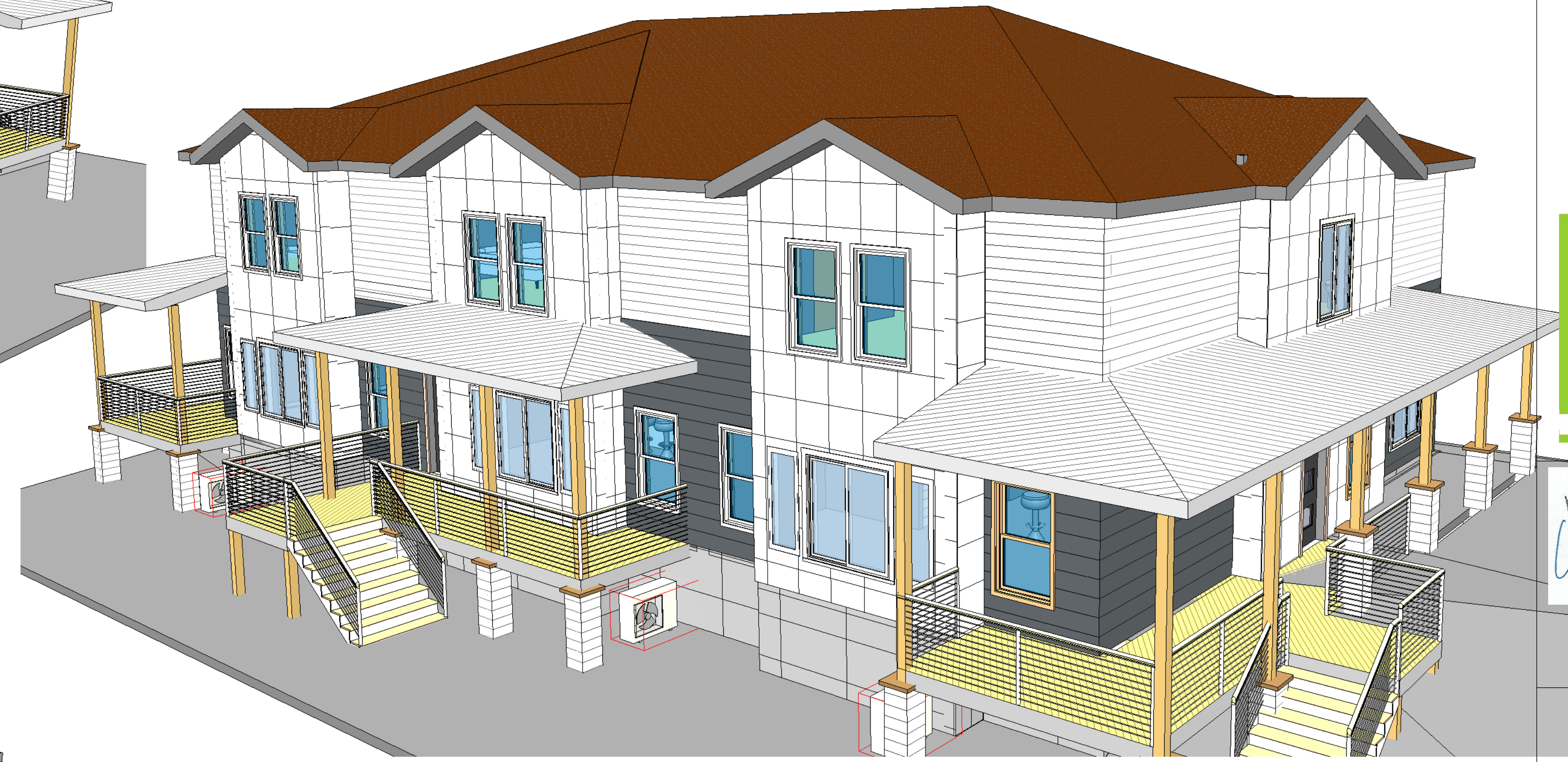
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Perspectives

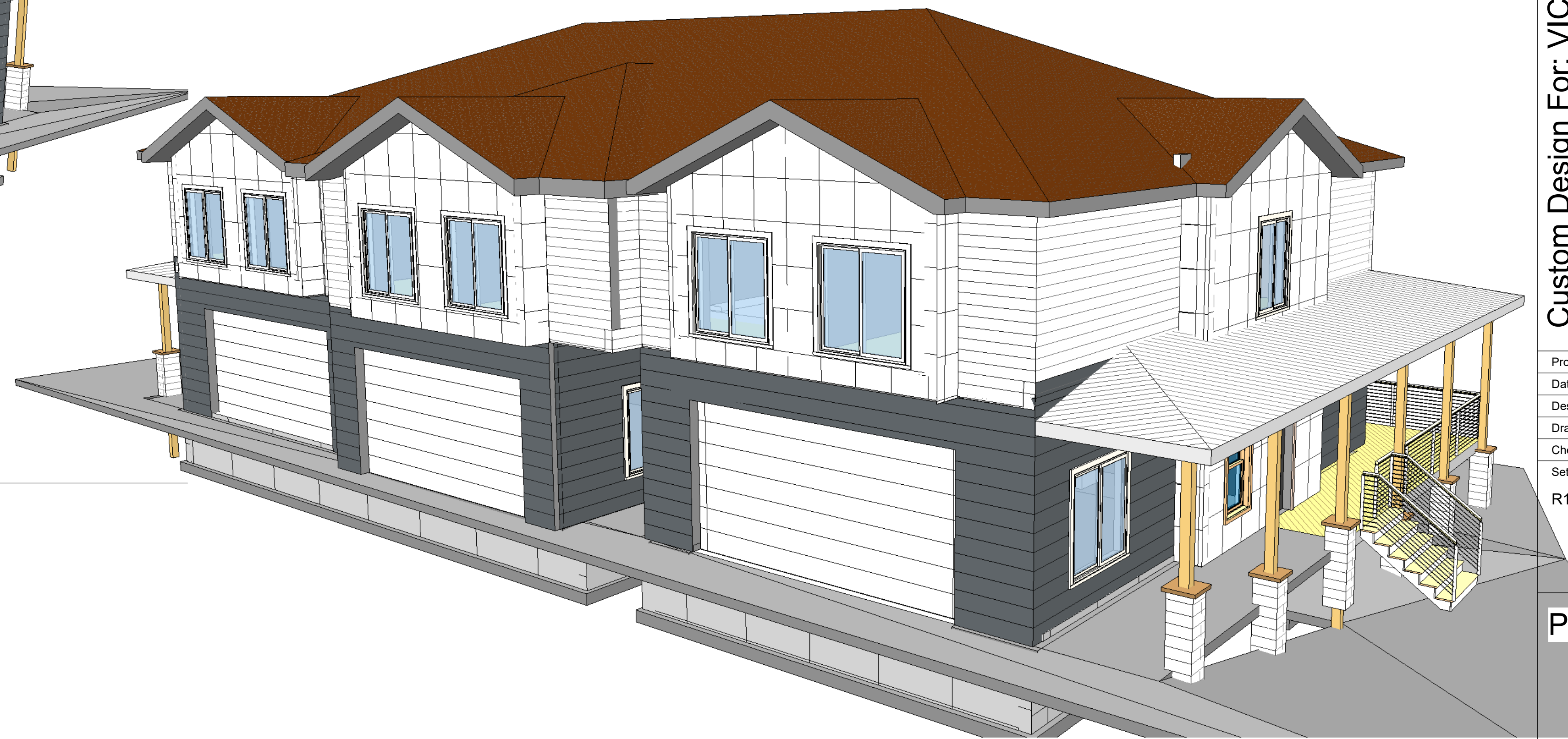
A4.0



1 3D View 1



2 3D View 2



4 3D View 4

3 3D View 3

NORTHWEST INFILL PROJECT MAHOGANY 4 PLEX BUILDING

1235 MAHOGANY AVE., BELLINGHAM WA

PROJECT CRITERIA

GENERAL SITE INFORMATION:

ADDRESS: 4193 Northwest Ave, BELLINGHAM 98225
 PARCEL #: 380211 435125
 LEGAL: NORTHWEST BAKER VIEW TRACTS LOT 8-EXC PTN TO CITY FOR RD DESC AF 2017-0401662
 NEIGHBORHOOD: Meridian
 SUB AREA: 2
 ZONING: Residential Single/Planned mixed

PROJECT DESCRIPTION/WORK TO BE PERFORMED:

CONSTRUCTION OF NEW 4 UNIT, 2 STORY TOWNHOUSES. FOUR INDIVIDUAL, FEE SIMPLE LOTS. THE UNITS WILL BE SEPARATED BY A 2 HOUR RATED WALL ASSEMBLY, EACH CONSISTING OF 2 BEDROOMS, 2.0 BATHS WITH ATTACHED GARAGES AND DECKS. CONSTRUCTION AS PER ENCLOSED CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

DEFERRED SUBMITTAL ITEMS:

- AS REQUIRED

BUILDING CRITERIA:

APPLICABLE BUILDING CODE: 2018 IRC
 SPRINKLER SYSTEM: SPRINKLER NOT REQUIRED
 UNIT SEPARATION: 2 HR. PARTY WALL
 BUILDING SETBACKS: SEE CIVIL SHEETS
 EXTERIOR BEARING WALLS: 2x6 HF-2 STUDS @ 16" O.C.
 INTERIOR WALLS: 2x4 HF-2 STUDS @ 16" O.C.
 FLOOR JOISTS: 1 JOISTS @ 16" O.C.
 ROOFS: MANF. TRUSSES @ 24" O.C.
 HEAT TYPE: ELECTRIC HEAT PUMP MINI SPLIT

Architectural Sheet List

Sheet Number	Sheet Name
A1.0	Cover Sheet
A1.1	General Notes
A1.2	ICC/ANSI Code Notes
A1.4	Schedules & Assemblies
A1.5	Architectural Site Plan
A1.6	Civil Site Plan
A2.0	Level 1 Main Floor
A2.1	Level 2 Upper Floor
A2.2	Foundation Plan
A3.0	Elevations
A3.1	Elevations
A4.0	Perspectives
A5.1	Sections
A7.0	Details & RCP
A8.0	Emergency Escape Plan
A8.1	Emergency Escape & Fire
A8.2	Fire Penetration Details
A8.3	Fire Penetration Details
A9.0	Lighting, Mechanical & Venting

PROJECT DESIGN TEAM:

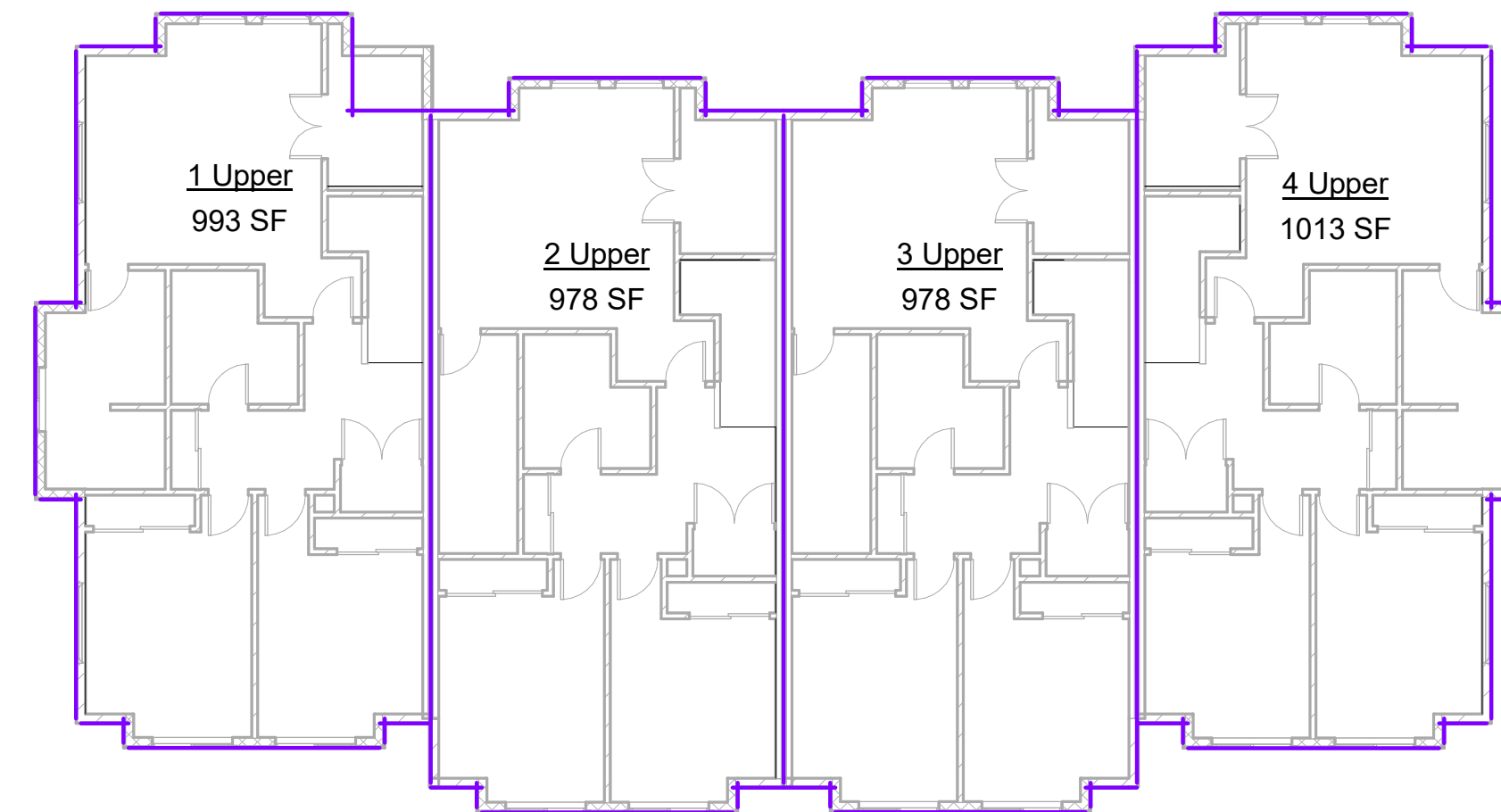
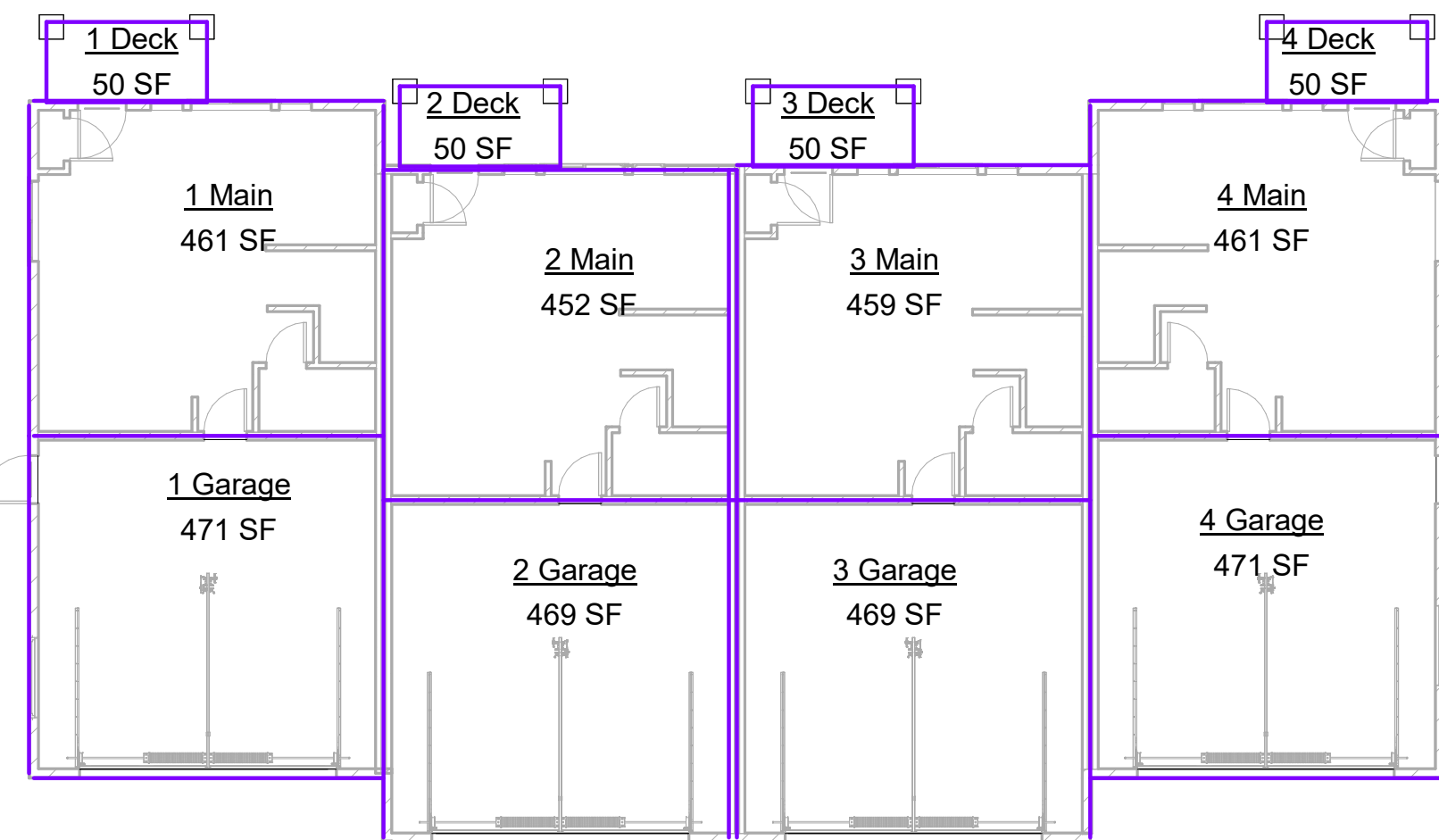
OWNER:
 VICTOR SHINTAR
 4193 NORTHWEST AVE
 BELLINGHAM WA 98225

ARCHITECT:
 ROBERT MATICHUK
 PO BOX 856
 BLAINE WA 98230
 360-201-040
 rmatichuk.trc@gmail.com

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

GENERAL CONTRACTOR:
 T.B.D.

CIVIL ENGINEER:
 FREELAND & ASSOCIATES
 JP SLAGLE
 220 W. CHAMPION ST. STE 200
 BELLINGHAM, WA 98225
 jpslagle@freelandengineering.com
 360.650.1408



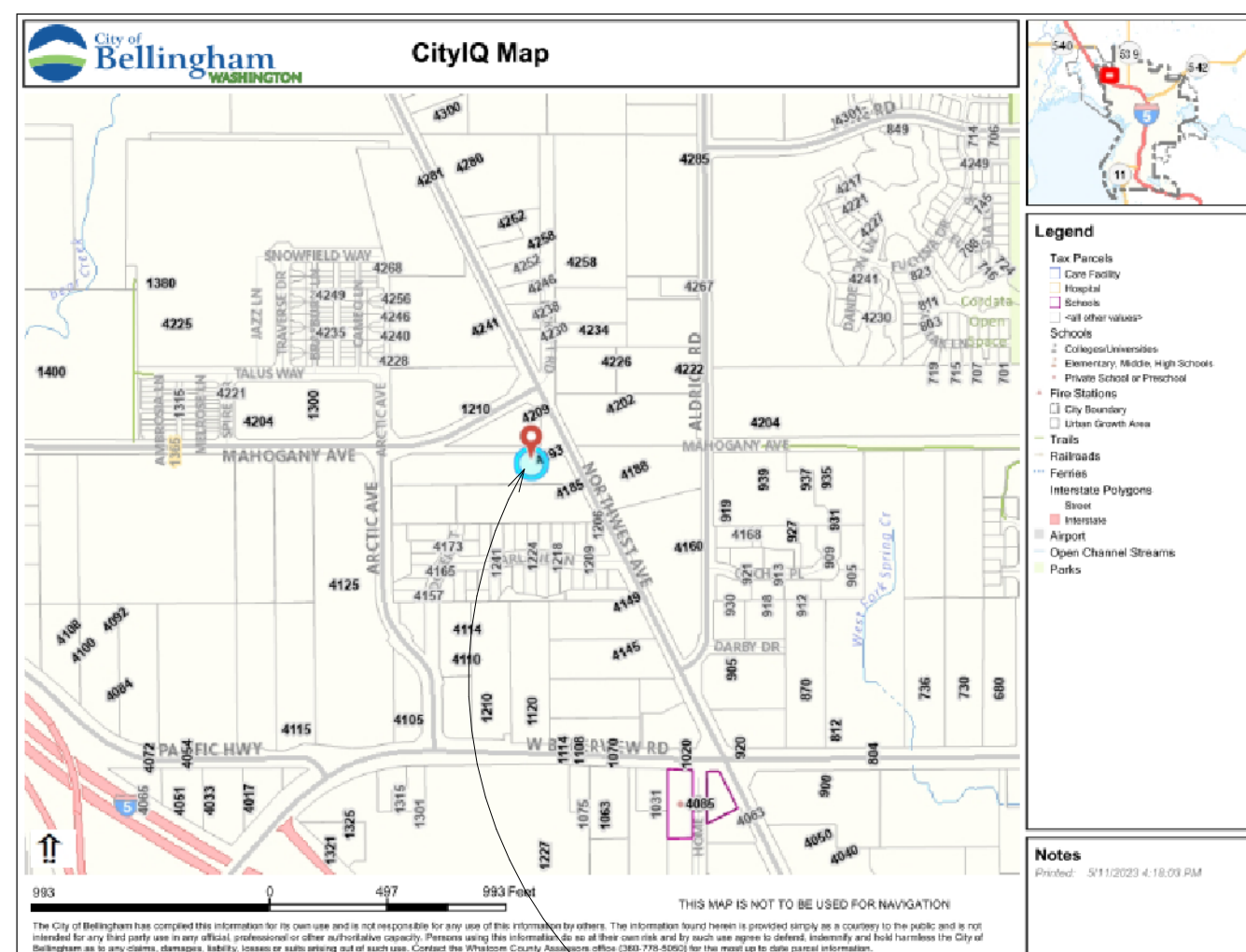
Area Schedule (Gross Building)		
Level	Name	Gross Area
Level 1 Main Floor	1 Deck	50 SF
Level 1 Main Floor	1 Garage	471 SF
Level 1 Main Floor	1 Main	461 SF
Level 1 Main Floor	2 Deck	50 SF
Level 1 Main Floor	2 Garage	469 SF
Level 1 Main Floor	2 Main	452 SF
Level 1 Main Floor	3 Deck	50 SF
Level 1 Main Floor	3 Garage	469 SF
Level 1 Main Floor	3 Main	459 SF
Level 1 Main Floor	4 Deck	50 SF
Level 1 Main Floor	4 Garage	471 SF
Level 1 Main Floor	4 Main	461 SF
Level 2 Upper Floor	1 Upper	993 SF
Level 2 Upper Floor	2 Upper	978 SF
Level 2 Upper Floor	3 Upper	978 SF
Level 2 Upper Floor	4 Upper	1013 SF
		7873 SF



4 Presentation Perspective

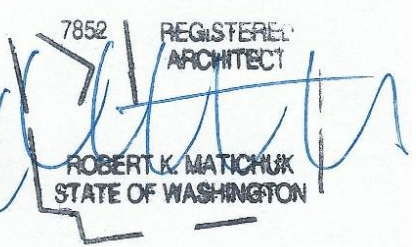
1 Level 1 Main Floor
3/32" = 1'-0"

2 Level 2 Upper Floor
3/32" = 1'-0"



AREA OF WORK

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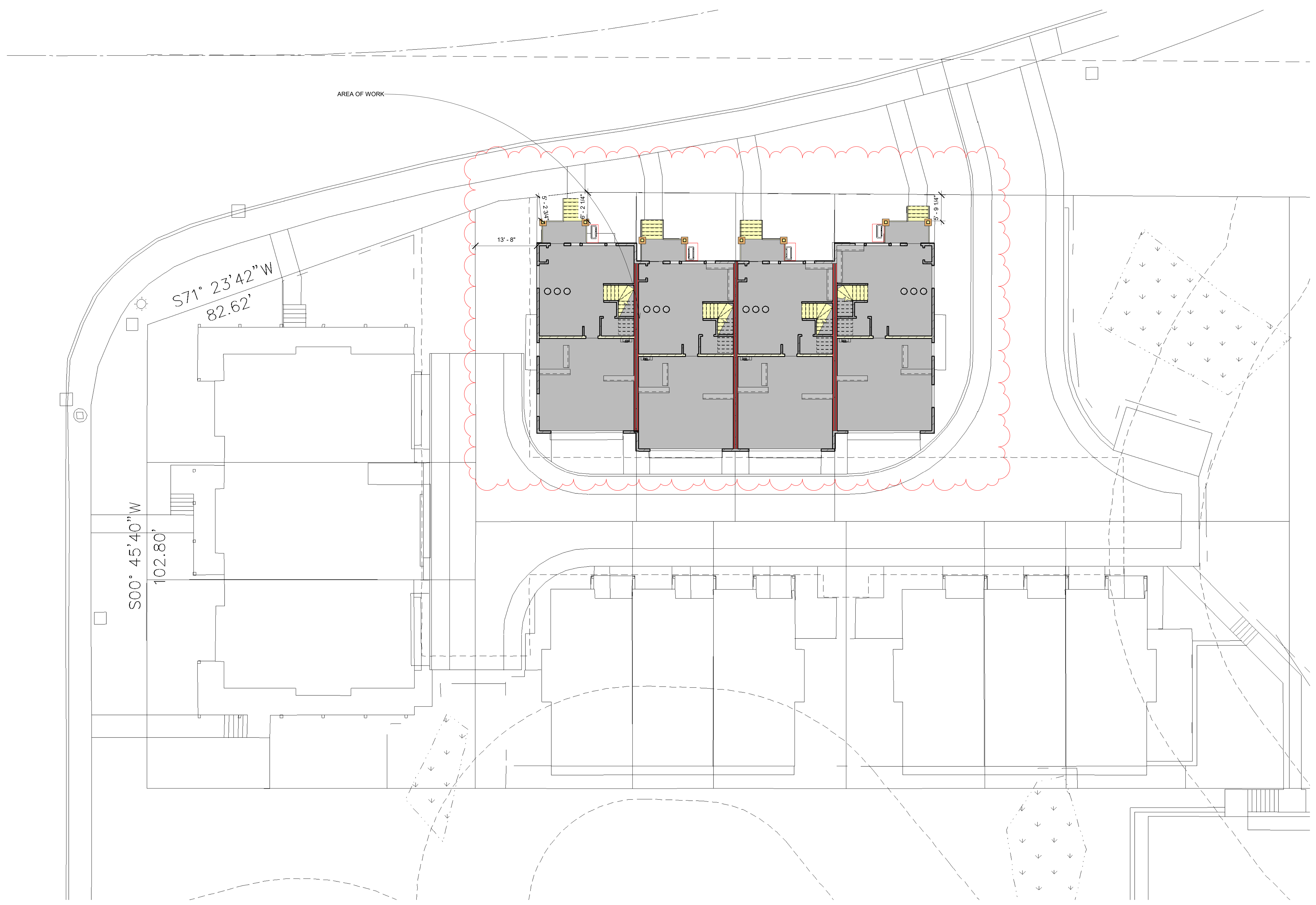


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Cover Sheet

A1.0



1 Site Plan-Architectural
1" = 10'-0"

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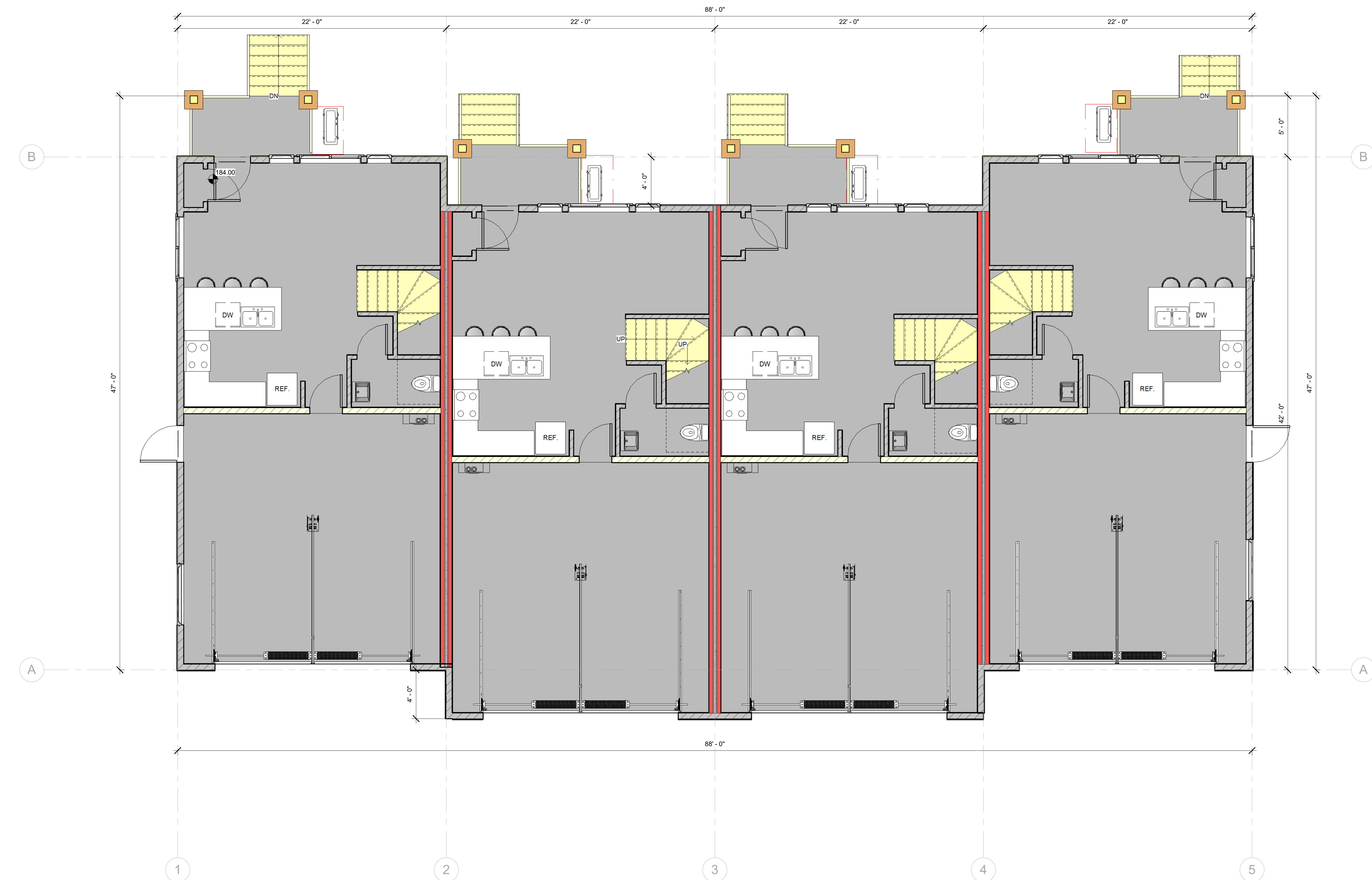
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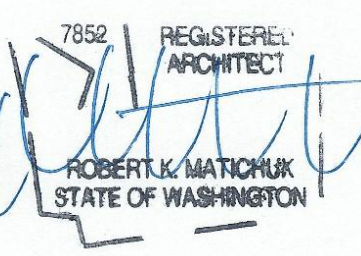
Architectural
Site Plan
A1.5



① Level 1 Main Floor
1/4" = 1'-0"

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Level 1 Main Floor

A2.0

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Level 2 Upper Floor

A2.1



① Level 2 Upper Floor
 1/4" = 1'-0"



① Back Elevation (Street)
1/4" = 1'-0"

- ① ASPHALT ROOFING
- ② FACIA AND TRIM CONTRASTING COLOR
- ③ HARDI PAEL SIDING 2 X 2 GRID ARCTIC WHITE
- ④ VINYL WINDOW TRIM CONTRASTING COLOR
- ⑨ HARDI PANEL SIDING 6" REVEAL IRON GREY
- ⑤ STANDING SEAM METAL ROOFING LIGHT MIST
- ② FACIA AND TRIM CONTRASTING COLOR
- ⑩ PAINTED ENTRANCE DOORS CONTRASTING COLOR
- ⑥ WRAPED POST CONTRASTING COLOR
- ⑦ HARDI PANEL SIDING 11" REVEAL BOTHBAY BLUE
- ⑧ PAINTED ALUMINUM CABLE RAIL OR PICKETS



② Garage Elevation
1/4" = 1'-0"

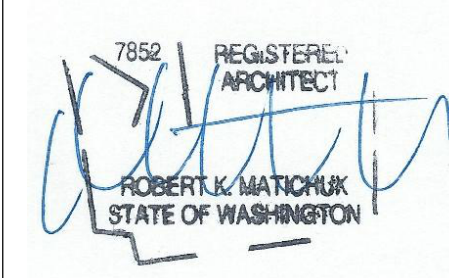


③ Material Colors
12" = 1'-0"

- ⑪ PAINTED ALUMINUM GARAGE DOORS ARCTIC WHITE

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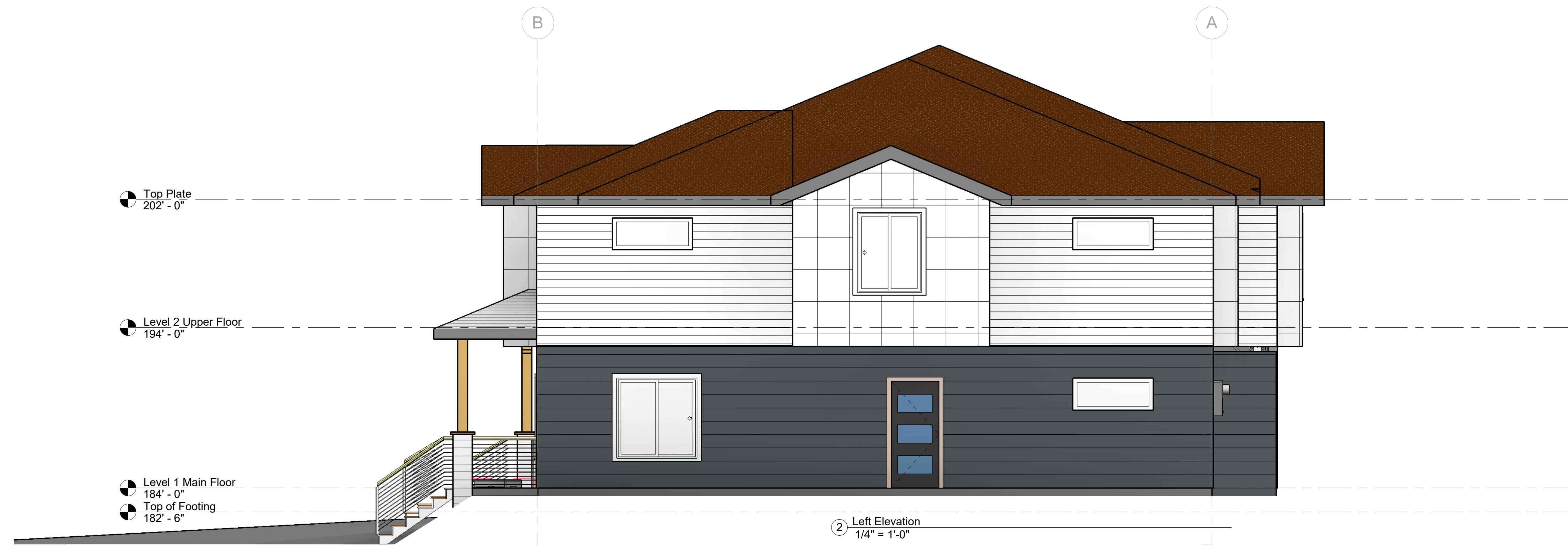
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Elevations
A3.0



① Right Elevation
1/4" = 1'-0"



② Left Elevation
1/4" = 1'-0"

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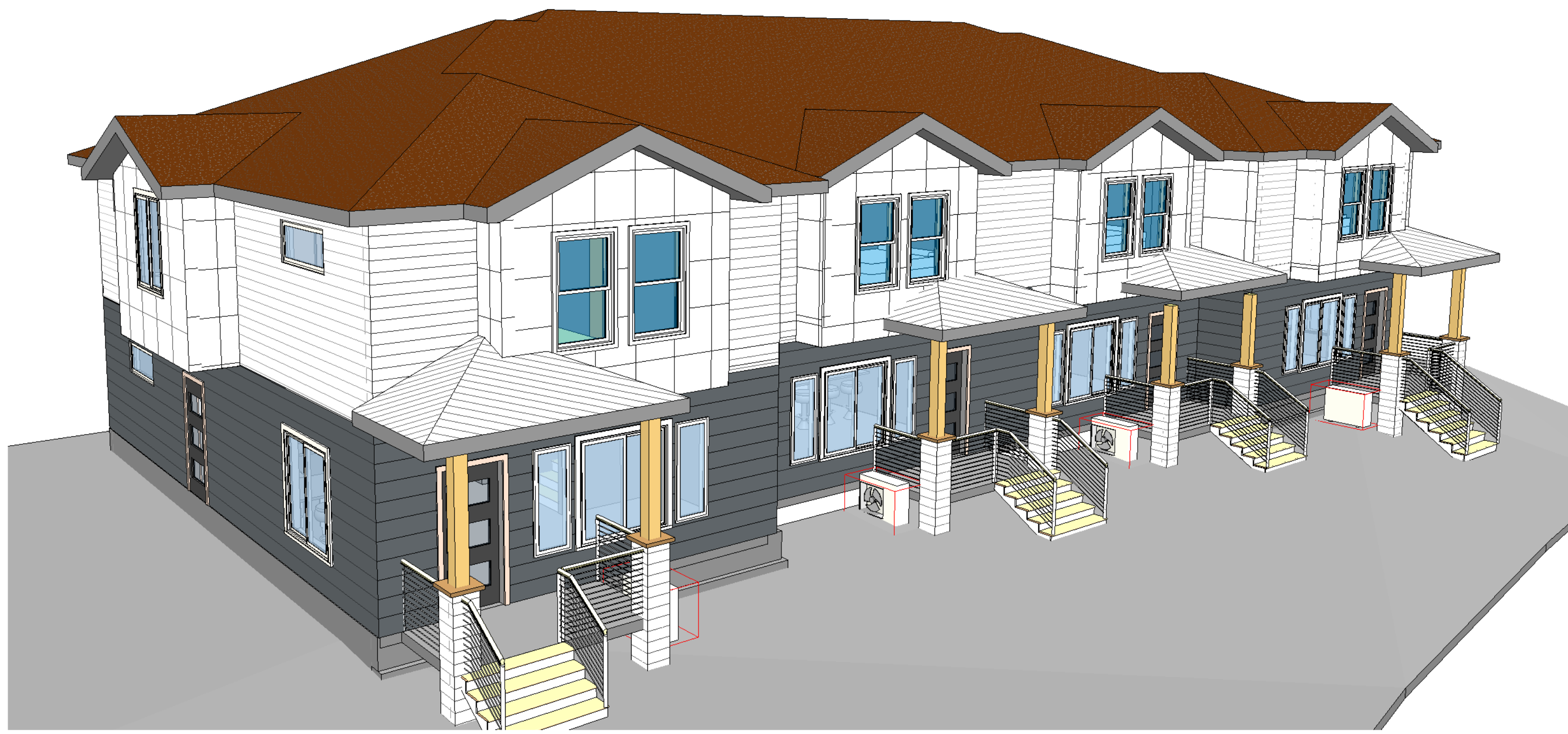
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360.393.3131

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ROBERT K. MATCHUK
STATE OF WASHINGTON

Custom Design For: VICTOR &
GALINA SHINTAR
1235 Mahogany Ave
Mahogany 4 Plex Building
BELLINGHAM WA 98225

Project number	TRC 22-011
Date	Nov 27 2023
Design by:	RKM
Drawn by:	RKM
Checked by:	RKM
Set Description:	R1 - Design Review

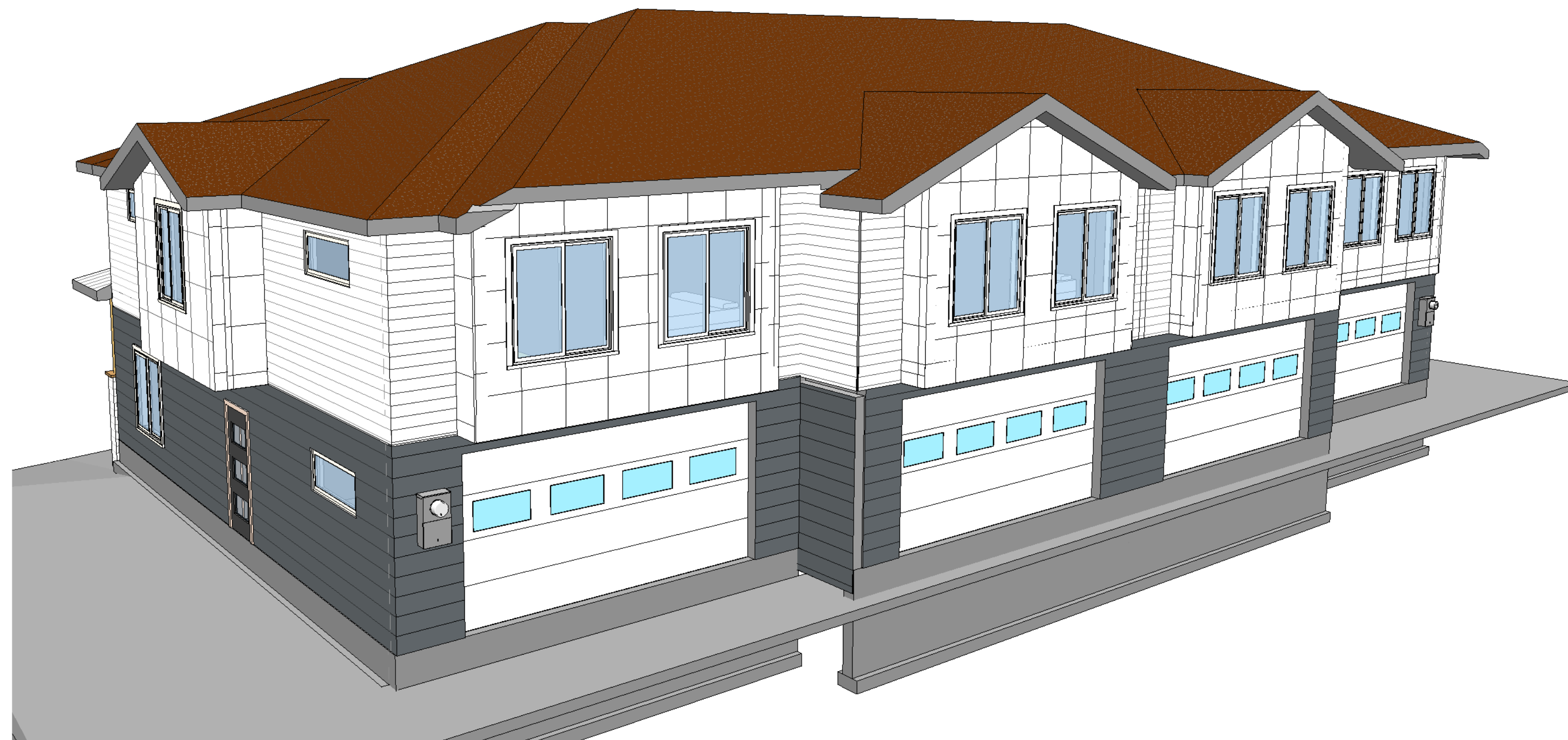
Elevations
A3.1



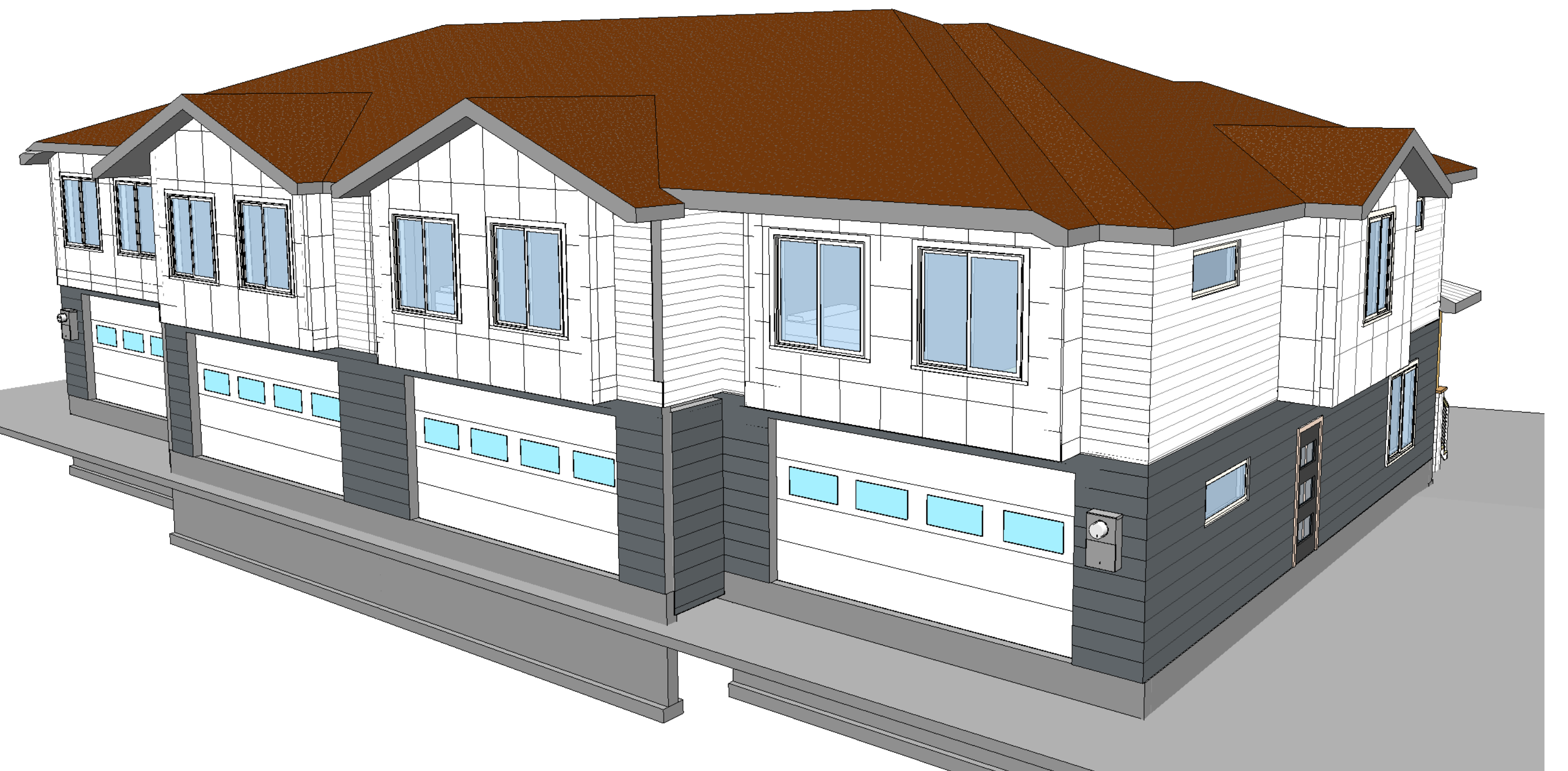
① 3D View 1



② 3D View 2



③ 3D View 3



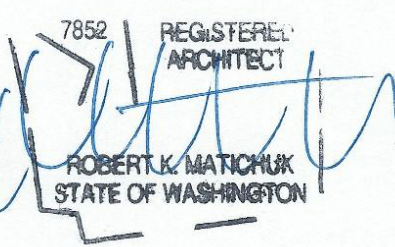
④ 3D View 4

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 1235 Mahogany Ave
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 BELLINGHAM WA 98225

Project number TRC 22-011
 Date Nov 27 2023
 Design by: RKM
 Drawn by: RKM
 Checked by: RKM
 Set Description:
 R1 - Design Review

Perspectives

A4.0

NORTHWEST INFILL PROJECT 3 PLEX-MAHOGANY, EAST BUILDING

1235 MAHOGANY AVE., BELLINGHAM WA

PROJECT CRITERIA

GENERAL SITE INFORMATION:

ADDRESS: 4193 Northwest Ave, BELLINGHAM 98225
 PARCEL #: 380211 435125
 LEGAL: NORTHWEST BAKER VIEW TRACTS LOT 8-EXC PTN TO CITY FOR RD DESC AF 2017-0401662
 NEIGHBORHOOD: Meridian
 SUB AREA: 2
 ZONING: Residential Single/Planned mixed

PROJECT DESCRIPTION/WORK TO BE PERFORMED:

CONSTRUCTION OF NEW 2 UNIT, 2 STORY TOWNHOUSES. TWO INDIVIDUAL, FEE SIMPLE LOTS. THE UNITS WILL BE SEPARATED BY A 2 HOUR RATED WALL ASSEMBLY, EACH CONSISTING OF 2 BEDROOMS, 2.0 BATHS WITH ATTACHED GARAGES AND DECKS. CONSTRUCTION AS PER ENCLOSED CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

DEFERRED SUBMITTAL ITEMS:

- AS REQUIRED

BUILDING CRITERIA:

APPLICABLE BUILDING CODE: 2018 IRC
 SPRINKLER SYSTEM: SPRINKLER NOT REQUIRED
 UNIT SEPARATION: 2 HR. PARTY WALL
 BUILDING SETBACKS: SEE CIVIL SHEETS
 EXTERIOR BEARING WALLS: 2x6 HF-2 STUDS @ 16" O.C.
 INTERIOR WALLS: 2x4 HF-2 STUDS @ 16" O.C.
 FLOOR JOISTS: 1 JOISTS @ 16" O.C.
 ROOFS: MANF. TRUSSES @ 24" O.C.
 HEAT TYPE: ELECTRIC HEAT PUMP MINI SPLIT

Architectural Sheet List

Sheet Number	Sheet Name
A1.0	Cover Sheet
A1.5	Architectural Site Plan
A2.0	Level 1 Garage Floor
A2.1	Leve 2 Main Floor
A2.2	Level 3 Upper Floor
A3.0	Elevations
A3.1	Elevations
A4.0	Perspectives

PROJECT DESIGN TEAM:

OWNER:
 VICTOR SHINTAR
 4193 NORTHWEST AVE
 BELLINGHAM WA 98225

ARCHITECT:
 ROBERT MATICHUK
 PO BOX 856
 BLAINE WA 98230
 360-201-040
 rmatichuk.trc@gmail.com

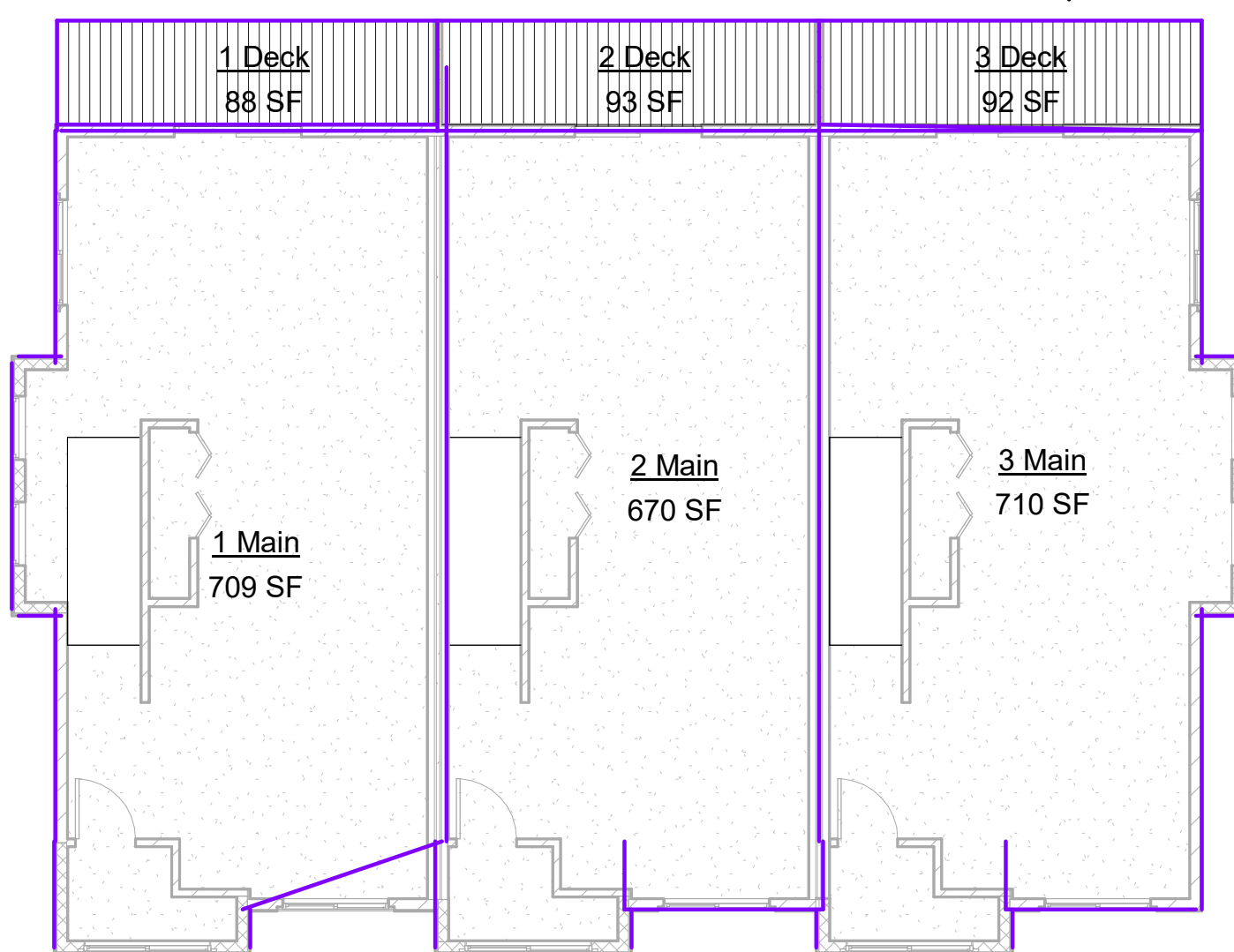
BUILDING JURISDICTION:
 CITY OF BELLINGHAM
 BUILDING SERVICES
 210 LOTTIE ST
 BELLINGHAM, WA 98225
 360.778.8300

GENERAL CONTRACTOR:
 T.B.D.

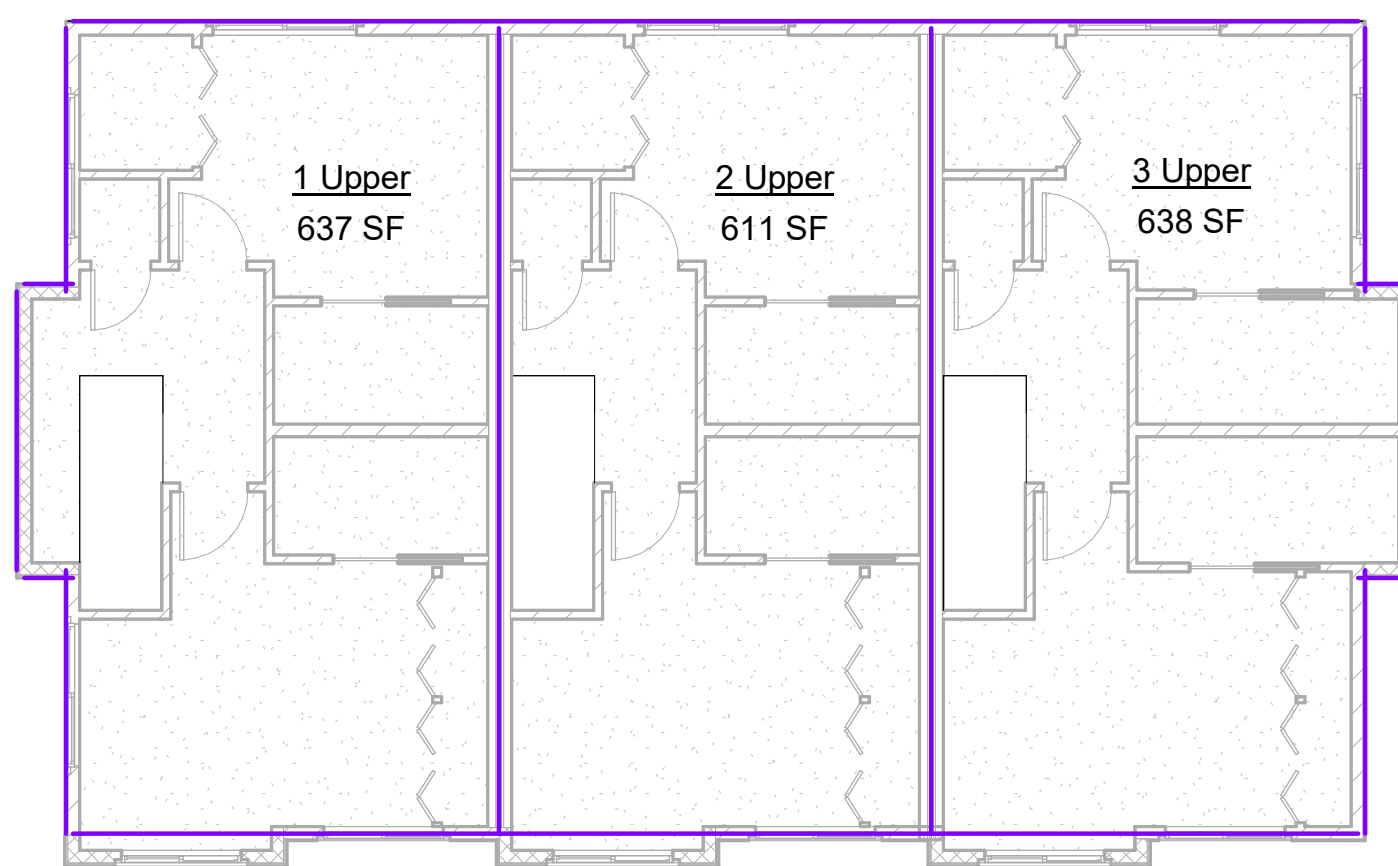
CIVIL ENGINEER:
 FREELAND & ASSOCIATES
 JP SLAGLE
 220 W. CHAMPION ST. STE 200
 BELLINGHAM, WA 98225
 jpslagle@freelandengineering.com
 360.650.1408



① Level 1 Garage
 1/8" = 1'-0"

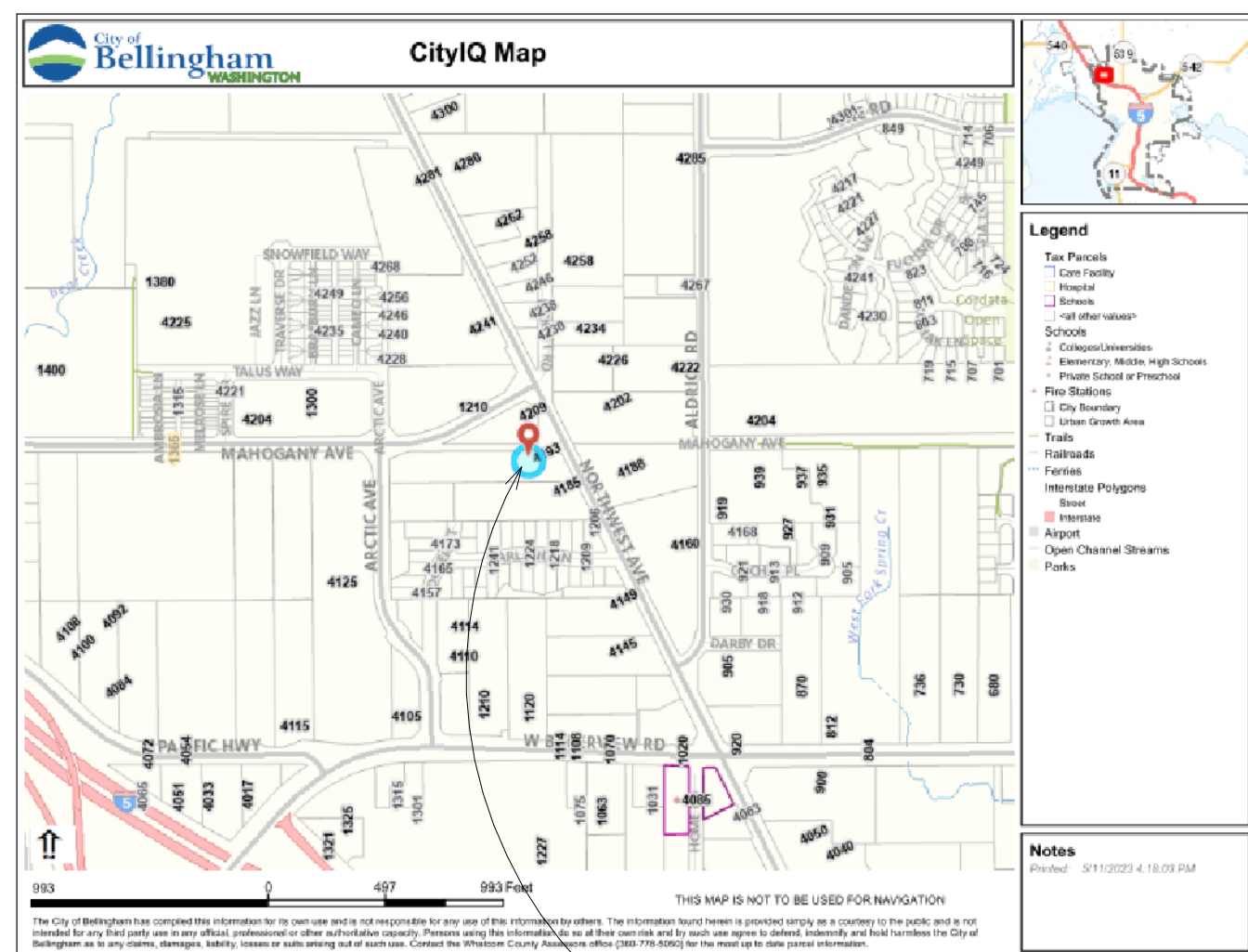


② Level 2 Main Floor
 1/8" = 1'-0"



③ Level 3 Upper Floor
 1/8" = 1'-0"

Area Schedule (Gross Building)		
Level	Name	Gross Area
Level 1 Garage	1 Entrance	140 SF
Level 1 Garage	1 Garage	576 SF
Level 1 Garage	2 Entrance	112 SF
Level 1 Garage	2 Garage	577 SF
Level 1 Garage	3 Entrance	111 SF
Level 1 Garage	3 garage	605 SF
Level 2 Main Floor	1 Deck	88 SF
Level 2 Main Floor	1 Main	709 SF
Level 2 Main Floor	2 Deck	93 SF
Level 2 Main Floor	2 Main	670 SF
Level 2 Main Floor	3 Deck	92 SF
Level 2 Main Floor	3 Main	710 SF
Level 3 Upper Floor	1 Upper	637 SF
Level 3 Upper Floor	2 Upper	611 SF
Level 3 Upper Floor	3 Upper	638 SF
		6368 SF

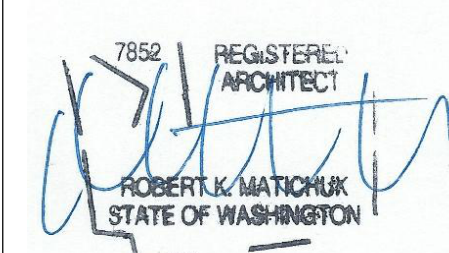


AREA OF WORK



④ Presentation Perspective

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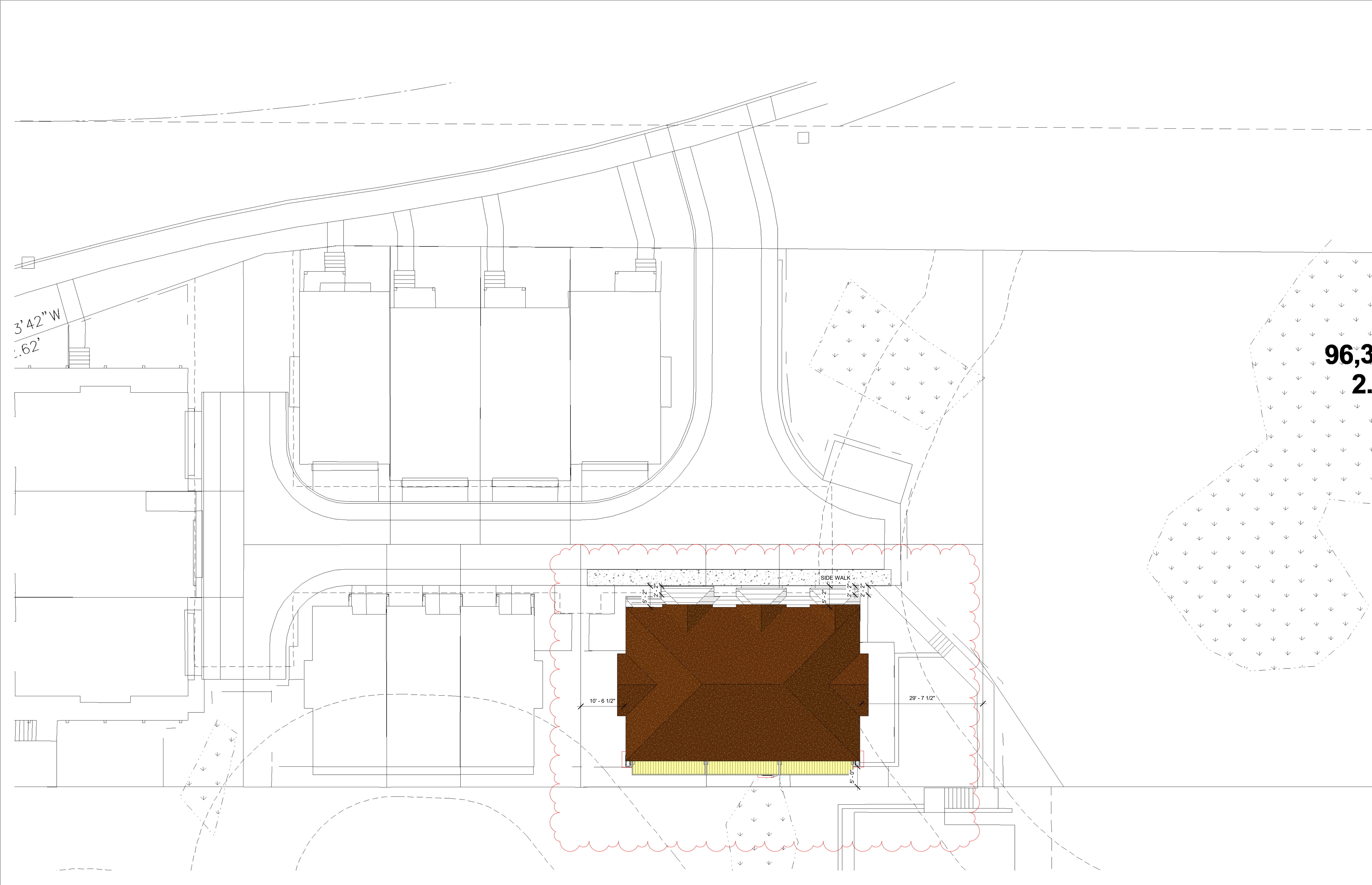


Custom Design For: VICTOR & GALINA SHINTAR
 Mahogany 3 Plex East Building
 XXX
 BELLINGHAM WA 98225

Project number: TRC 22-011
 Date: Jan 15 2024
 Design by: RKM
 Drawn by: RKM
 Checked by: RKM
 Set Description:
 R1 - Design Review Set

Cover Sheet

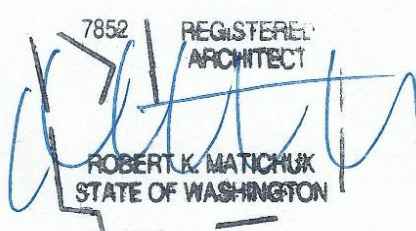
A1.0



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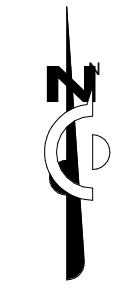
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 ROBERT K. MATICHUK
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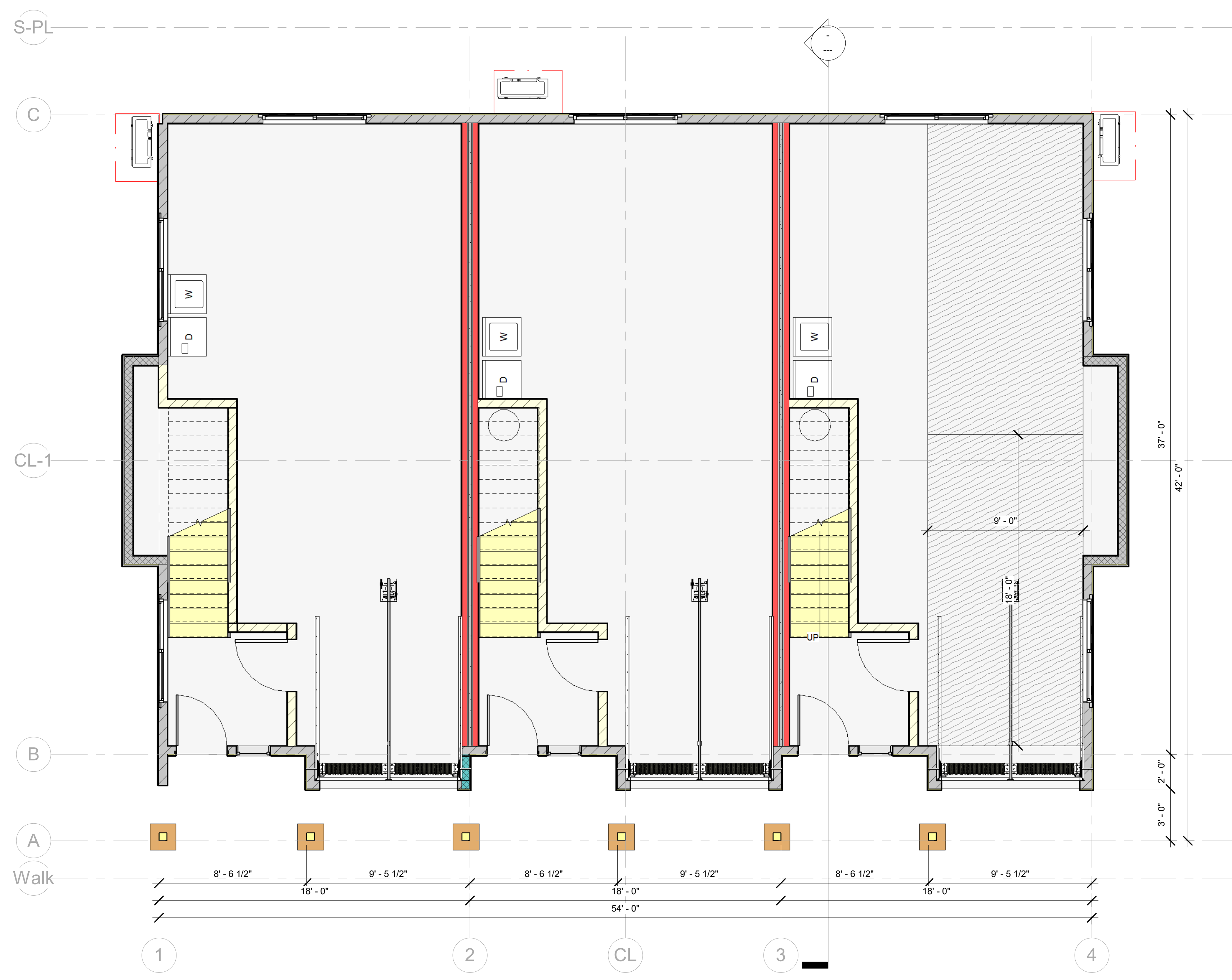
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Architectural Site Plan
A1.5

1 Site Plan-Architectural
 1" = 10'-0"





① Level 1 Garage
1/4" = 1'-0"

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STATE OF WASHINGTON

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Project number	TRC 22-011
Date	Jan 15 2024
Design by:	RKM
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Checked by:	RKM
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Level 1 Garage Floor
A2.0

① Level 2 Main Floor
1/4" = 1'-0"



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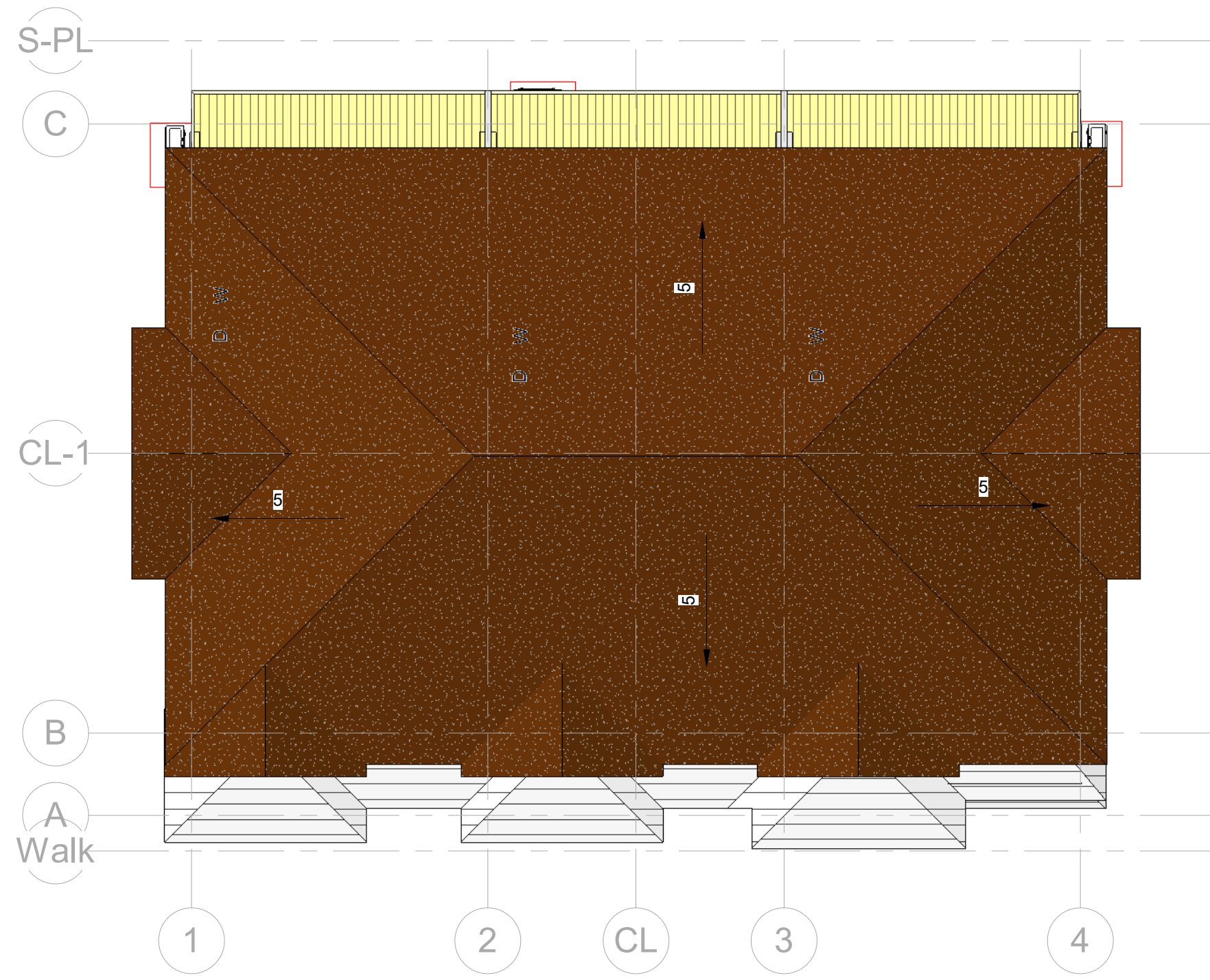
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STATE OF WASHINGTON

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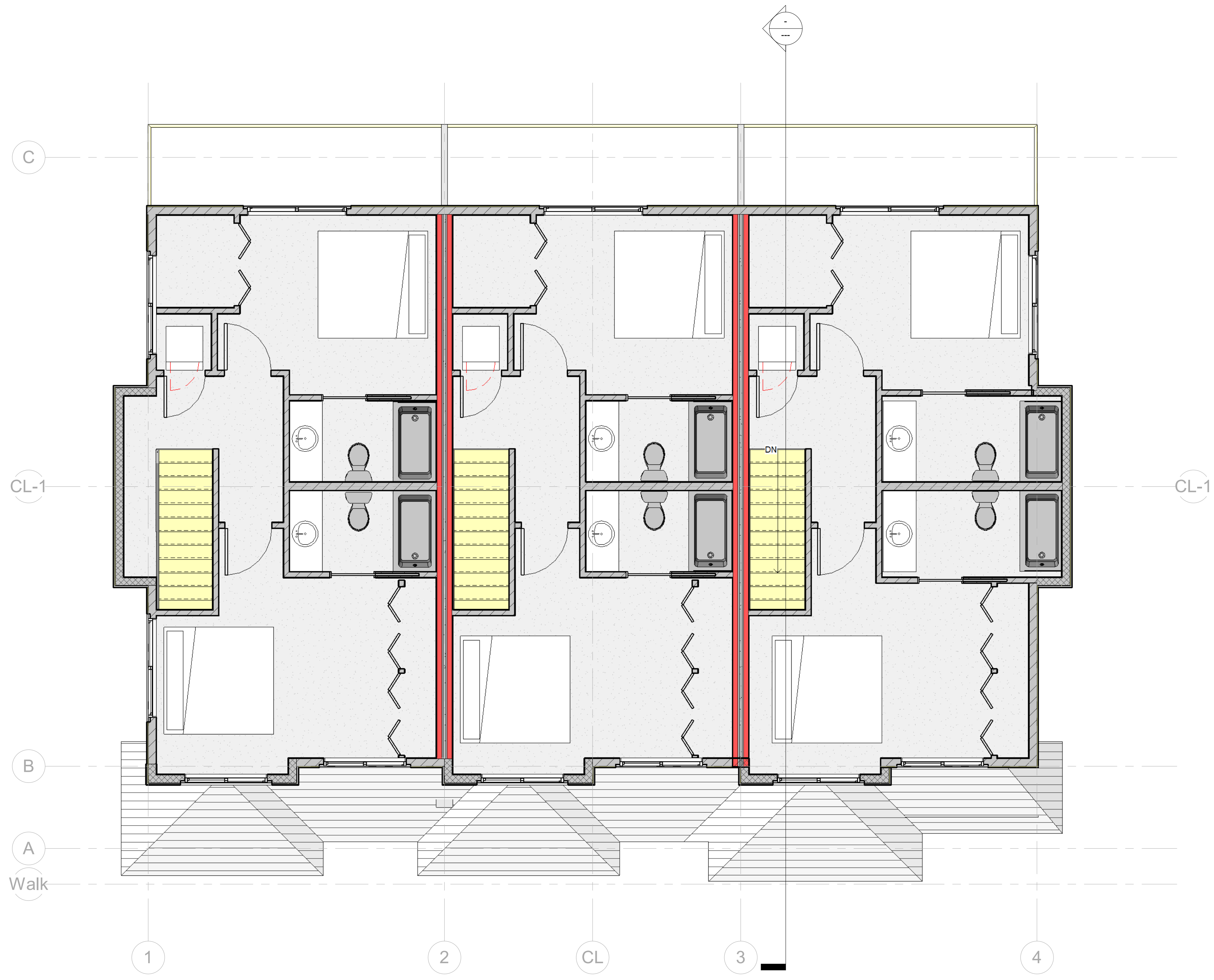
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Level 2 Main Floor
A2.1



② Roof Plan
1/8" = 1'-0"



① Level 3 Upper Floor
1/4" = 1'-0"

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Project number	TRC 22-011
Date	Jan 15 2024
Design by:	RKM
Drawn by:	RKM
Checked by:	RKM
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Level 3 Upper Floor

A2.2



1 Back Elevation1
1/4" = 1'-0"



2 Garage Elevation1
1/4" = 1'-0"

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Checked by:	RKM
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Elevations

A3.0

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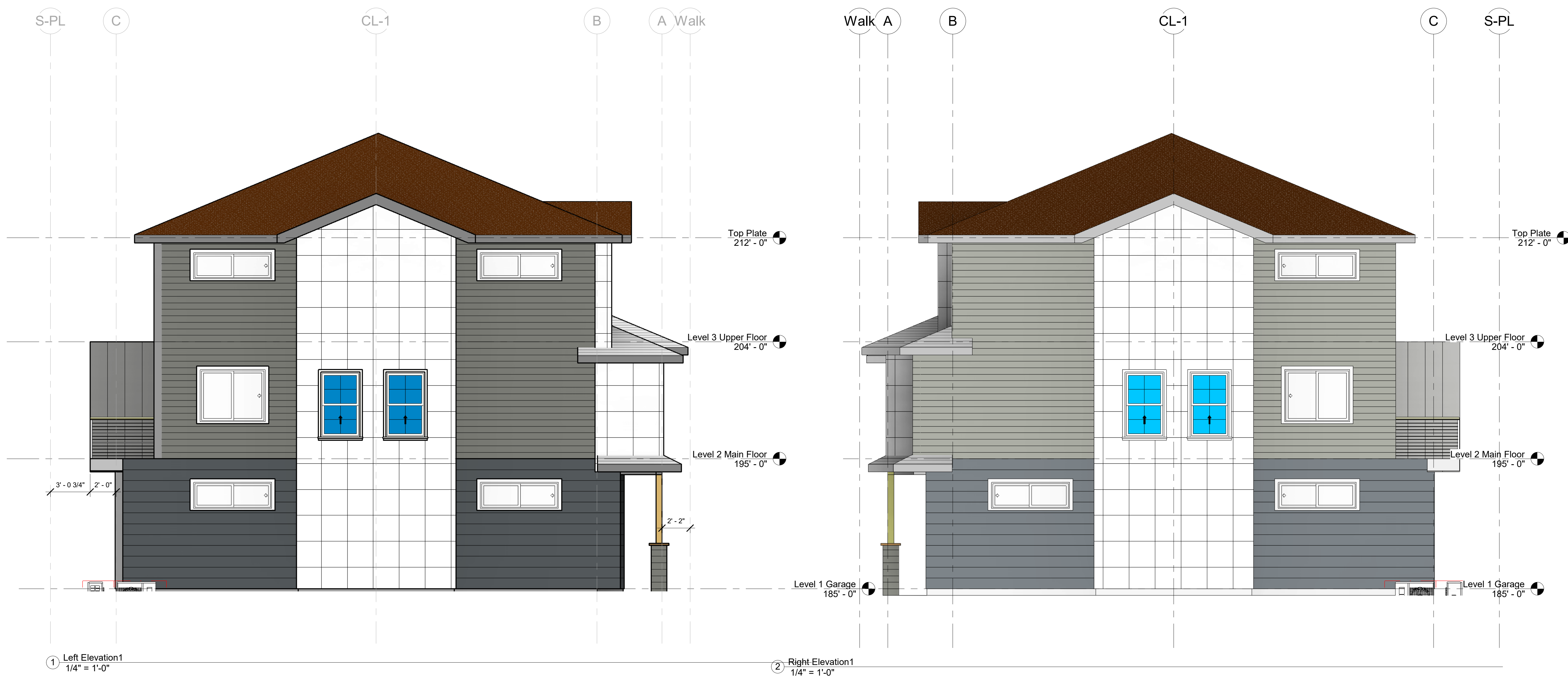
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 Design by: RKM
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Elevations

A3.1



1 Left Elevation1
1/4" = 1'-0"

2 Right Elevation1
1/4" = 1'-0"



① 3D View 1



② 3D View 2



③ 3D View 3



④ 3D View 4

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 STATE OF WASHINGTON

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Checked by:	RKM
Set Description:	R1 - Design Review Set

Perspectives

A4.0

NORTHWEST INFILL PROJECT 3 PLEX-MAHOGANY, WEST BUILDING

1235 MAHOGANY AVE., BELLINGHAM WA

PROJECT CRITERIA

GENERAL SITE INFORMATION:

ADDRESS: 4193 Northwest Ave, BELLINGHAM 98225
 PARCEL #: 380211 435125
 LEGAL: NORTHWEST BAKER VIEW TRACTS LOT 8-EXC PTN TO CITY FOR RD DESC AF 2017-0401662
 NEIGHBORHOOD: Meridian
 SUB AREA: 2
 ZONING: Residential Single/Planned mixed

PROJECT DESCRIPTION/WORK TO BE PERFORMED:

CONSTRUCTION OF NEW 2 UNIT, 2 STORY TOWNHOUSES. TWO INDIVIDUAL, FEE SIMPLE LOTS. THE UNITS WILL BE SEPARATED BY A 2 HOUR RATED WALL ASSEMBLY, EACH CONSISTING OF 2 BEDROOMS, 2.0 BATHS WITH ATTACHED GARAGES AND DECKS. CONSTRUCTION AS PER ENCLOSED CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

DEFERRED SUBMITTAL ITEMS:

- AS REQUIRED

BUILDING CRITERIA:

APPLICABLE BUILDING CODE: 2018 IRC
 SPRINKLER SYSTEM: SPRINKLER NOT REQUIRED
 UNIT SEPARATION: 2 HR. PARTY WALL
 BUILDING SETBACKS: SEE CIVIL SHEETS
 EXTERIOR BEARING WALLS: 2x6 HF-2 STUDS @ 16" O.C.
 INTERIOR WALLS: 2x4 HF-2 STUDS @ 16" O.C.
 FLOOR JOISTS: 1 JOISTS @ 16" O.C.
 ROOFS: MANF. TRUSSES @ 24" O.C.
 HEAT TYPE: ELECTRIC HEAT PUMP MINI SPLIT

Architectural Sheet List

Sheet Number	Sheet Name
A1.0	Cover Sheet
A1.5	Architectural Site Plan
A2.0	Level 1 Garage Floor
A2.1	Leve 2 Main Floor
A2.2	Level 3 Upper Floor
A3.0	Elevations
A3.1	Elevations
A4.0	Perspectives

PROJECT DESIGN TEAM:

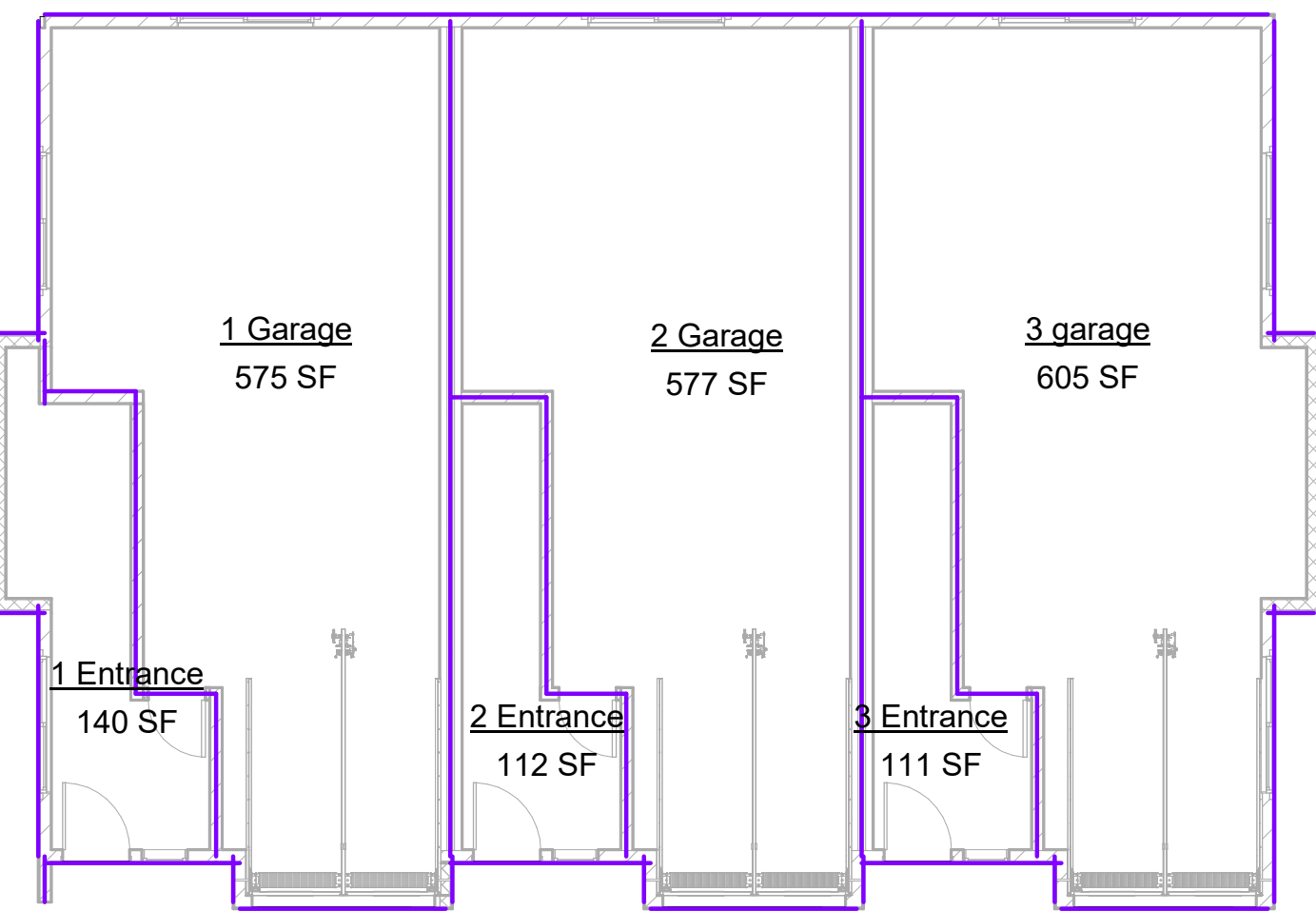
OWNER:
 VICTOR SHINTAR
 4193 NORTHWEST AVE
 BELLINGHAM WA 98225

ARCHITECT:
 ROBERT MATICHUK
 PO BOX 856
 BLAINE WA 98230
 360-201-040
 rmatichuk.trc@gmail.com

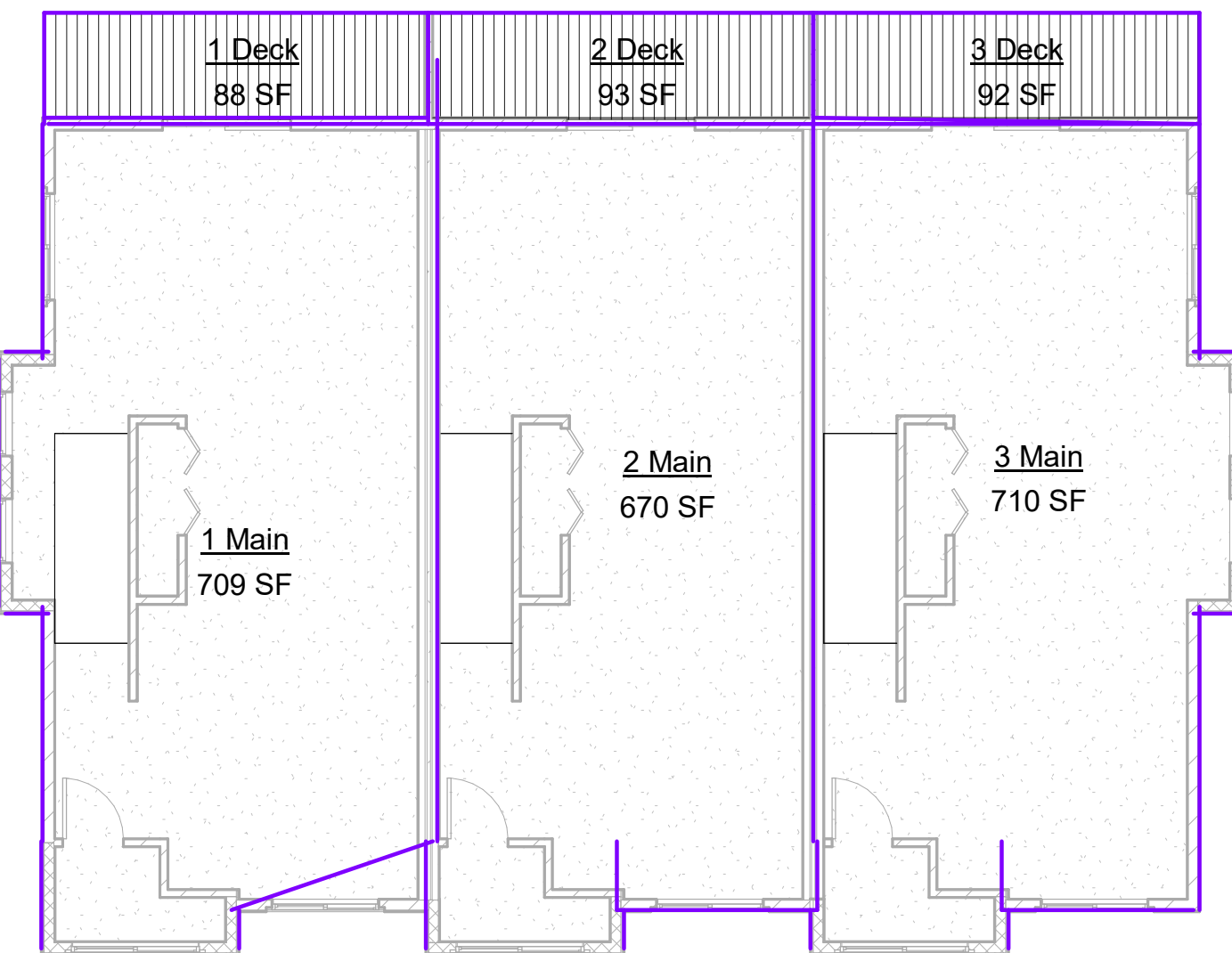
BUILDING JURISDICTION:
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 BUILDING SERVICES
 210 LOTTIE ST
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 360.778.8300

GENERAL CONTRACTOR:
 T.B.D.

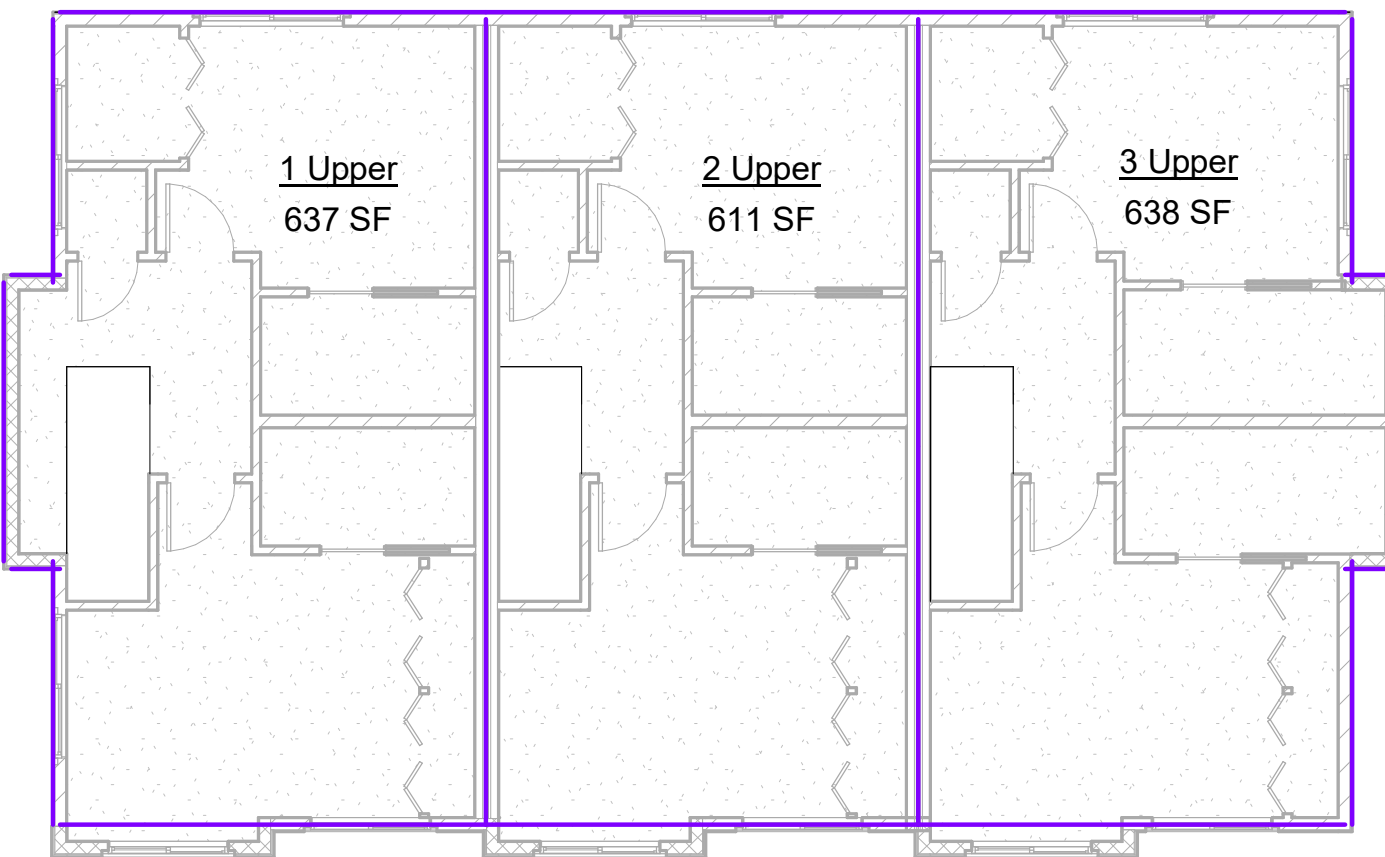
CIVIL ENGINEER:
 FREELAND & ASSOCIATES
 JP SLAGLE
 220 W. CHAMPION ST. STE 200
 BELLINGHAM, WA 98225
 jpslagle@freelandengineering.com
 360.650.1408



① Level 1 Garage
 1/8" = 1'-0"

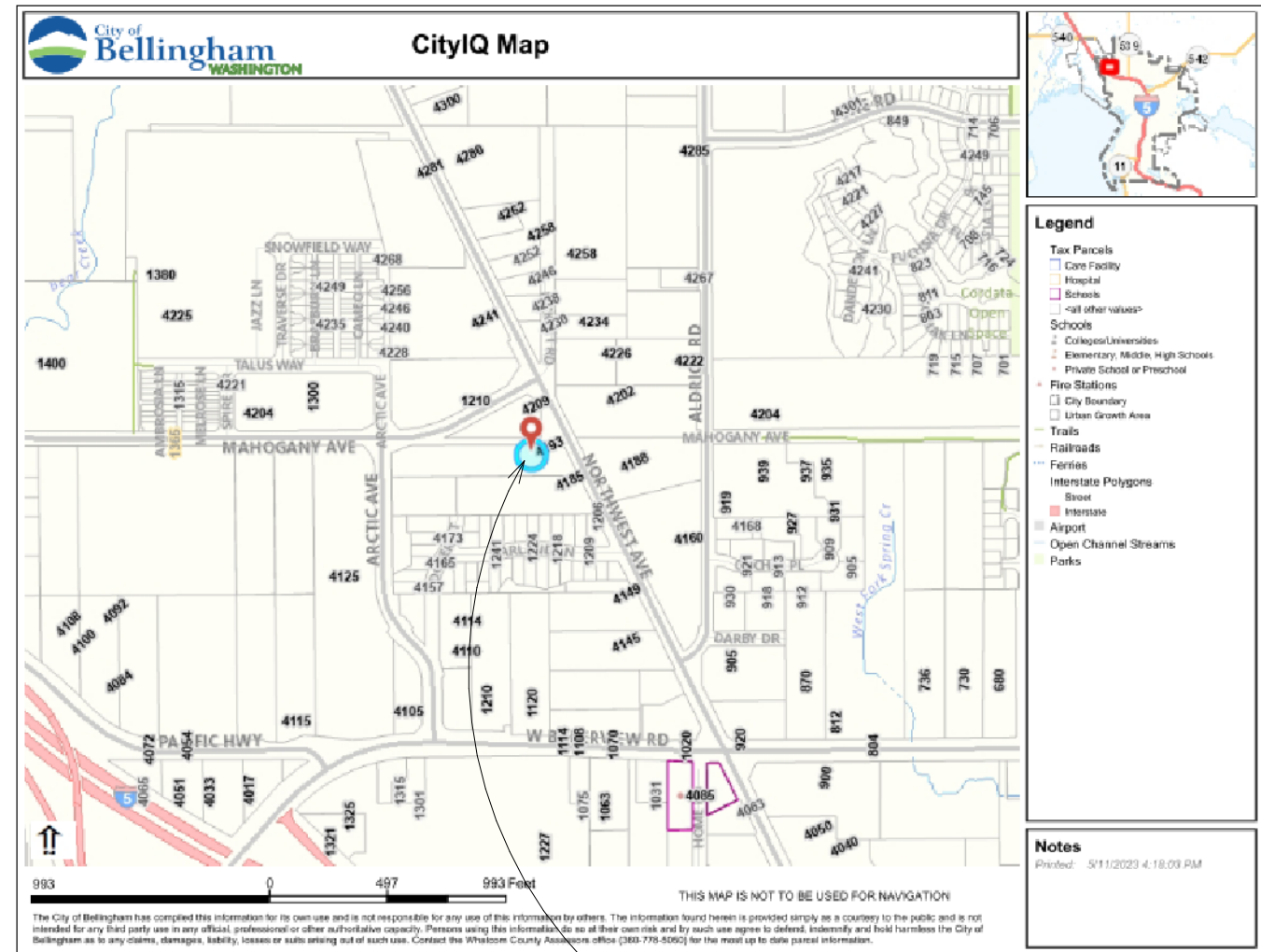


② Level 2 Main Floor
 1/8" = 1'-0"



③ Level 3 Upper Floor
 1/8" = 1'-0"

Area Schedule (Gross Building)		
Level	Name	Gross Area
Level 1 Garage	1 Entrance	140 SF
Level 1 Garage	1 Garage	575 SF
Level 1 Garage	2 Entrance	112 SF
Level 1 Garage	2 Garage	577 SF
Level 1 Garage	3 Entrance	111 SF
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Level 2 Main Floor	3 Main	710 SF
Level 3 Upper Floor	1 Upper	637 SF
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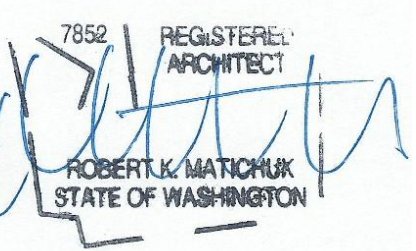


AREA OF WORK



④ Presentation Perspective

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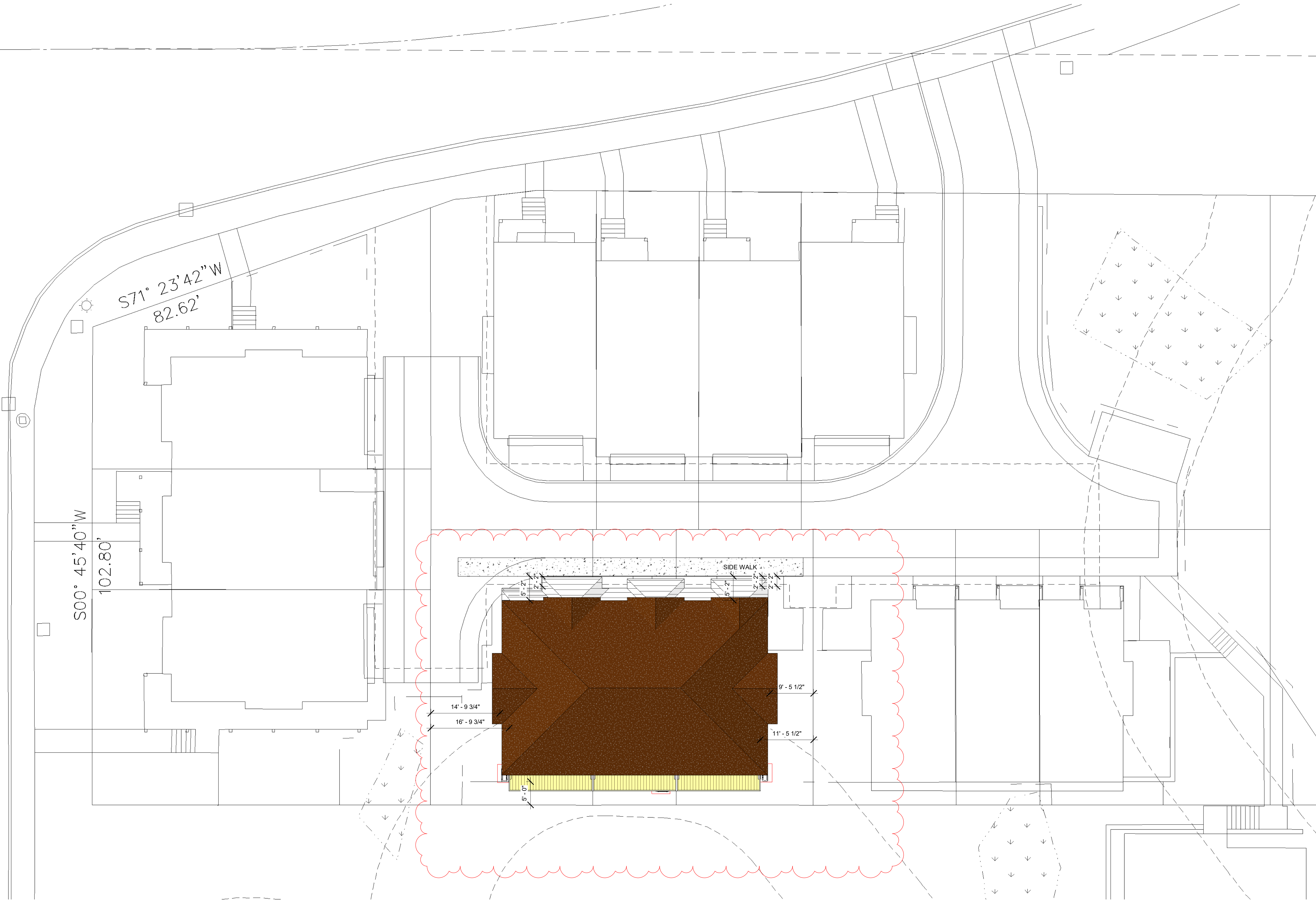
Custom Design For: VICTOR & GALINA SHINTAR
 Mahogany 3 Plex West Building
 XXX
 BELLINGHAM WA 98225

Project number	TRC 22-011
Date	Jan 15 2024
Design by:	RKM
Drawn by:	RKM
Checked by:	RKM
Set Description:	R1 - Design Review Set

Cover Sheet

A1.0

ARCTIC AVE.



1 Site Plan-Architectural
1" = 10'-0"

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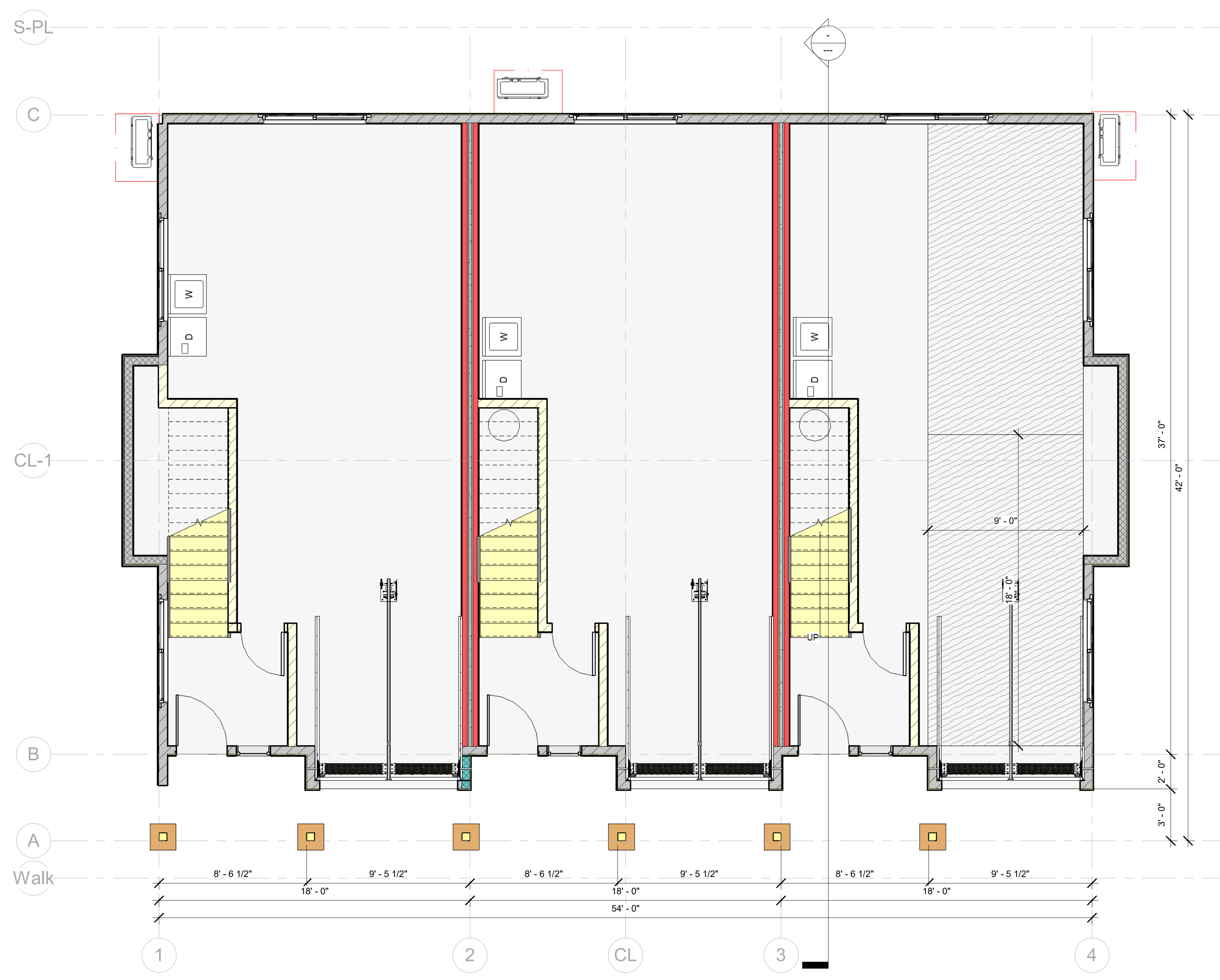
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360.399.3131

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Architectural
Site Plan
A1.5



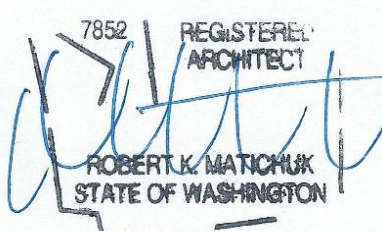
① Level 1 Garage
1/4" = 1'-0"

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Level 1 Garage Floor

A2.0

1 Level 2 Main Floor
1/4" = 1'-0"

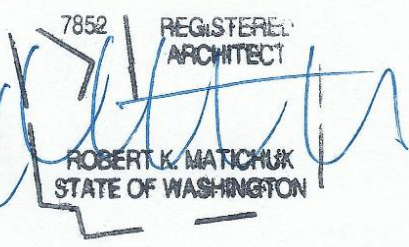


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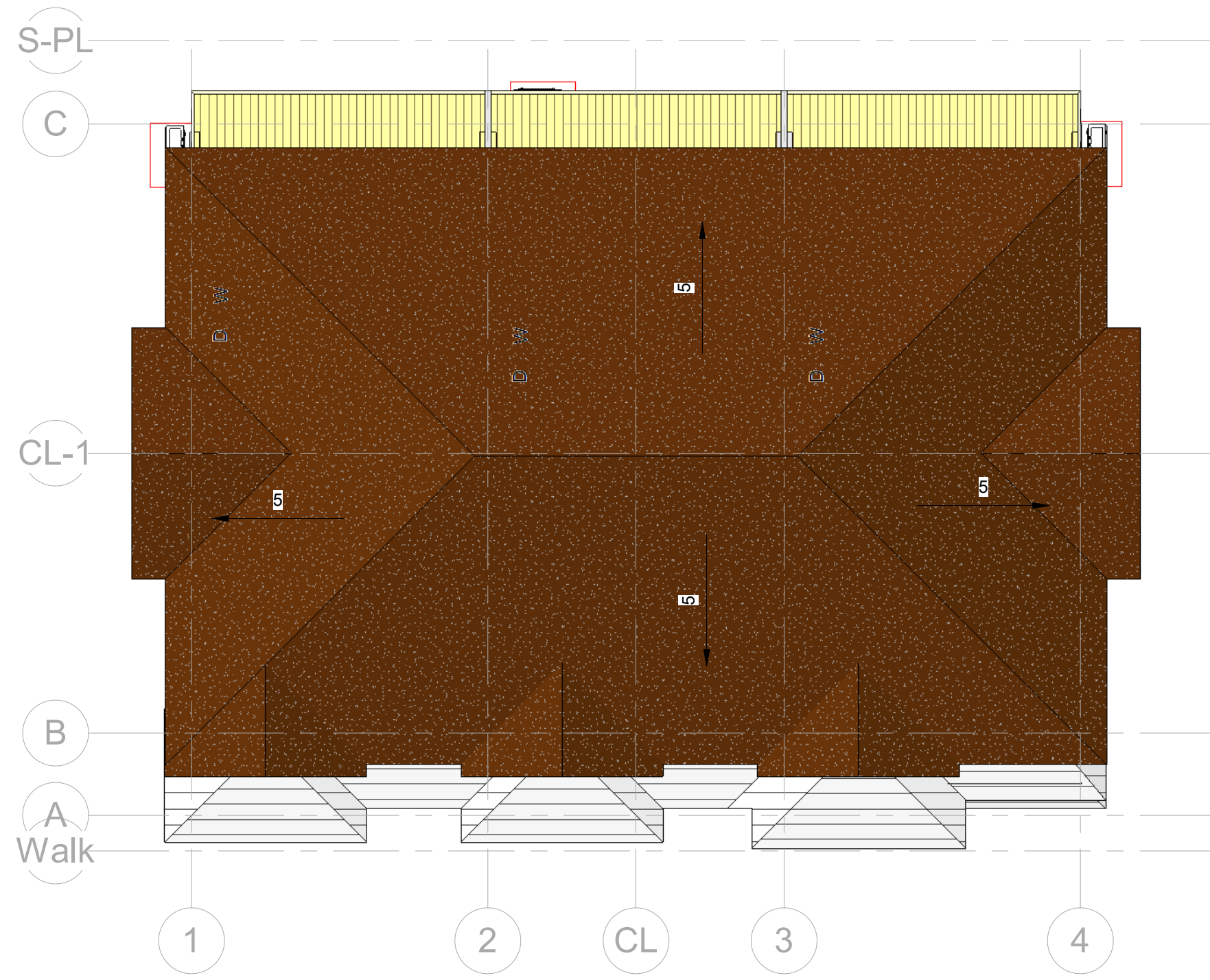
Leve 2 Main Floor

A2.1

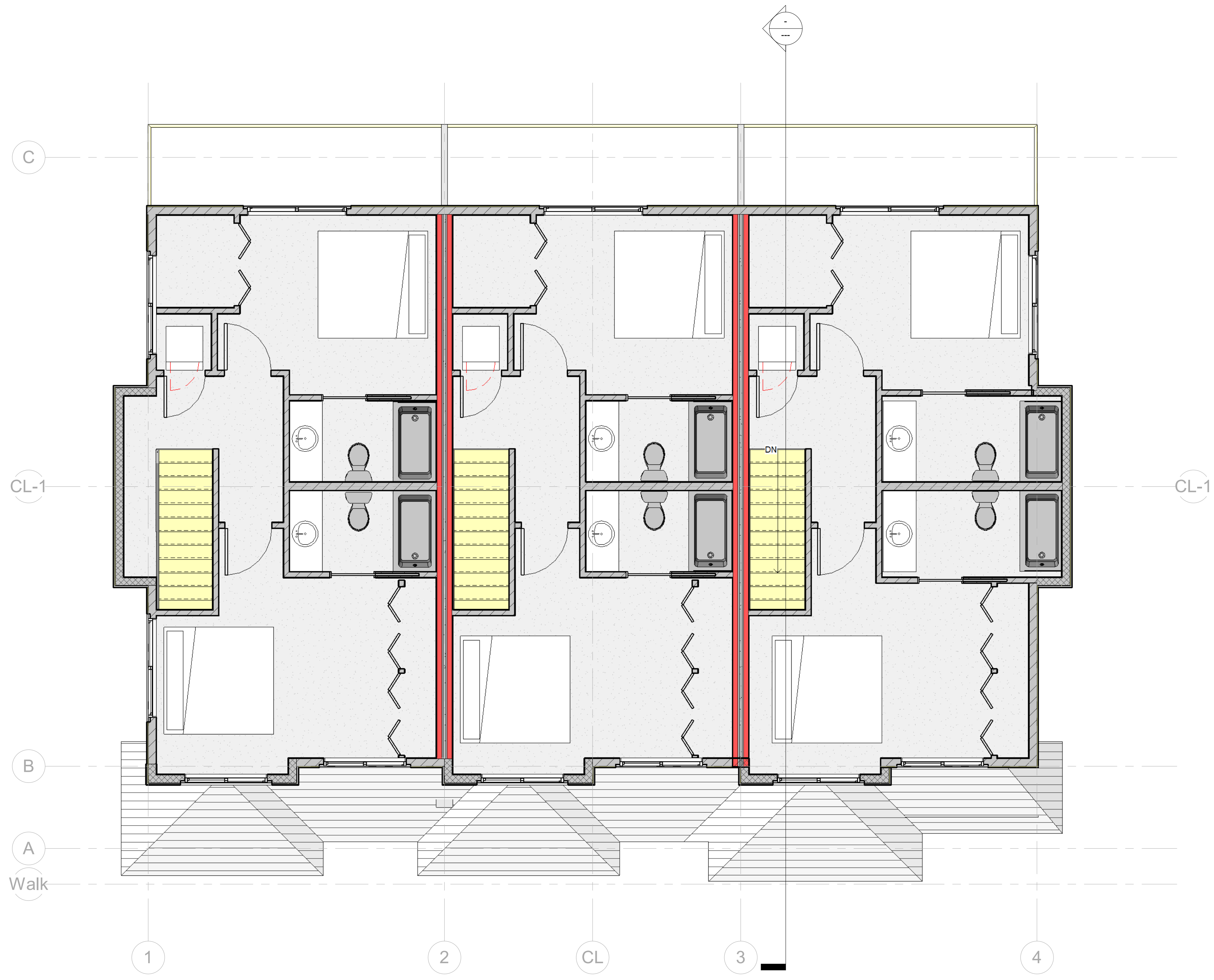


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② Roof Plan
1/8" = 1'-0"



① Level 3 Upper Floor
1/4" = 1'-0"

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Checked by:	RKM
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Level 3 Upper Floor

A2.2



1 Back Elevation1
1/4" = 1'-0"



2 Garage Elevation1
1/4" = 1'-0"

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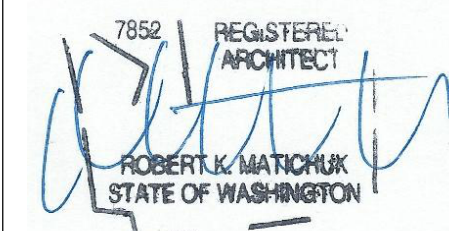
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Elevations

A3.0

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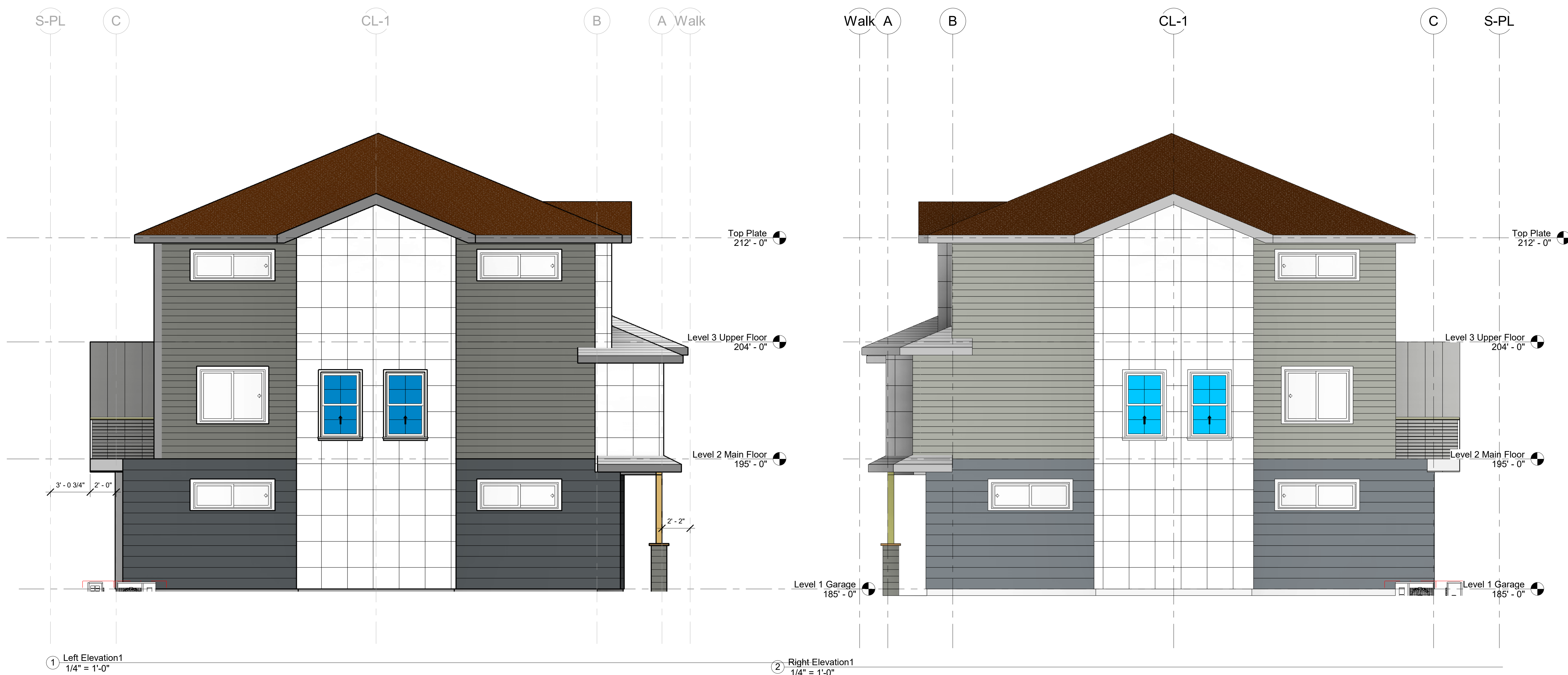


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Elevations

A3.1



① Left Elevation1
 1/4" = 1'-0"

② Right Elevation1
 1/4" = 1'-0"



① 3D View 1



② 3D View 2



③ 3D View 3



④ 3D View 4

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Project number: TRC 22-011
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 Design by: RKM
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 Checked by: RKM
 Set Description:
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Perspectives

A4.0

NORTHWEST INFILL PROJECT 2 PLEX-NORTHWEST

4193 NORTHWEST AVE., BELLINGHAM WA

PROJECT CRITERIA

GENERAL SITE INFORMATION:

ADDRESS: 4193 Northwest Ave, BELLINGHAM 98225
 PARCEL #: 380211 435125
 LEGAL: NORTHWEST BAKER VIEW TRACTS LOT 8-EXC PTN TO CITY FOR RD DESC AF 2017-0401662
 NEIGHBORHOOD: Meridian
 SUB AREA: 2
 ZONING: Residential Single/Planned mixed

PROJECT DESCRIPTION/WORK TO BE PERFORMED:

CONSTRUCTION OF NEW 2 UNIT, 2 STORY TOWNHOUSES. TWO INDIVIDUAL, FEE SIMPLE LOTS. THE UNITS WILL BE SEPARATED BY A 2 HOUR RATED WALL ASSEMBLY, EACH CONSISTING OF 2 BEDROOMS, 2.0 BATHS WITH ATTACHED GARAGES AND DECKS. CONSTRUCTION AS PER ENCLOSED CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

DEFERRED SUBMITTAL ITEMS:

- AS REQUIRED

BUILDING CRITERIA:

APPLICABLE BUILDING CODE: 2018 IRC
 SPRINKLER SYSTEM: SPRINKLER NOT REQUIRED
 UNIT SEPARATION: 2 HR. PARTY WALL
 BUILDING SETBACKS: SEE CIVIL SHEETS
 EXTERIOR BEARING WALLS: 2x6 HF-2 STUDS @ 16" O.C.
 INTERIOR WALLS: 2x4 HF-2 STUDS @ 16" O.C.
 FLOOR JOISTS: 1 JOISTS @ 16" O.C.
 ROOFS: MANF. TRUSSES @ 24" O.C.
 HEAT TYPE: ELECTRIC HEAT PUMP MINI SPLIT

Architectural Sheet List

Sheet Number	Sheet Name
A1.0	Cover Sheet
A1.5	Architectural Site Plan
A2.0	Level 1 Garage Floor
A2.1	Leve 2 Main Floor
A3.0	Elevations
A4.0	Perspectives

PROJECT DESIGN TEAM:

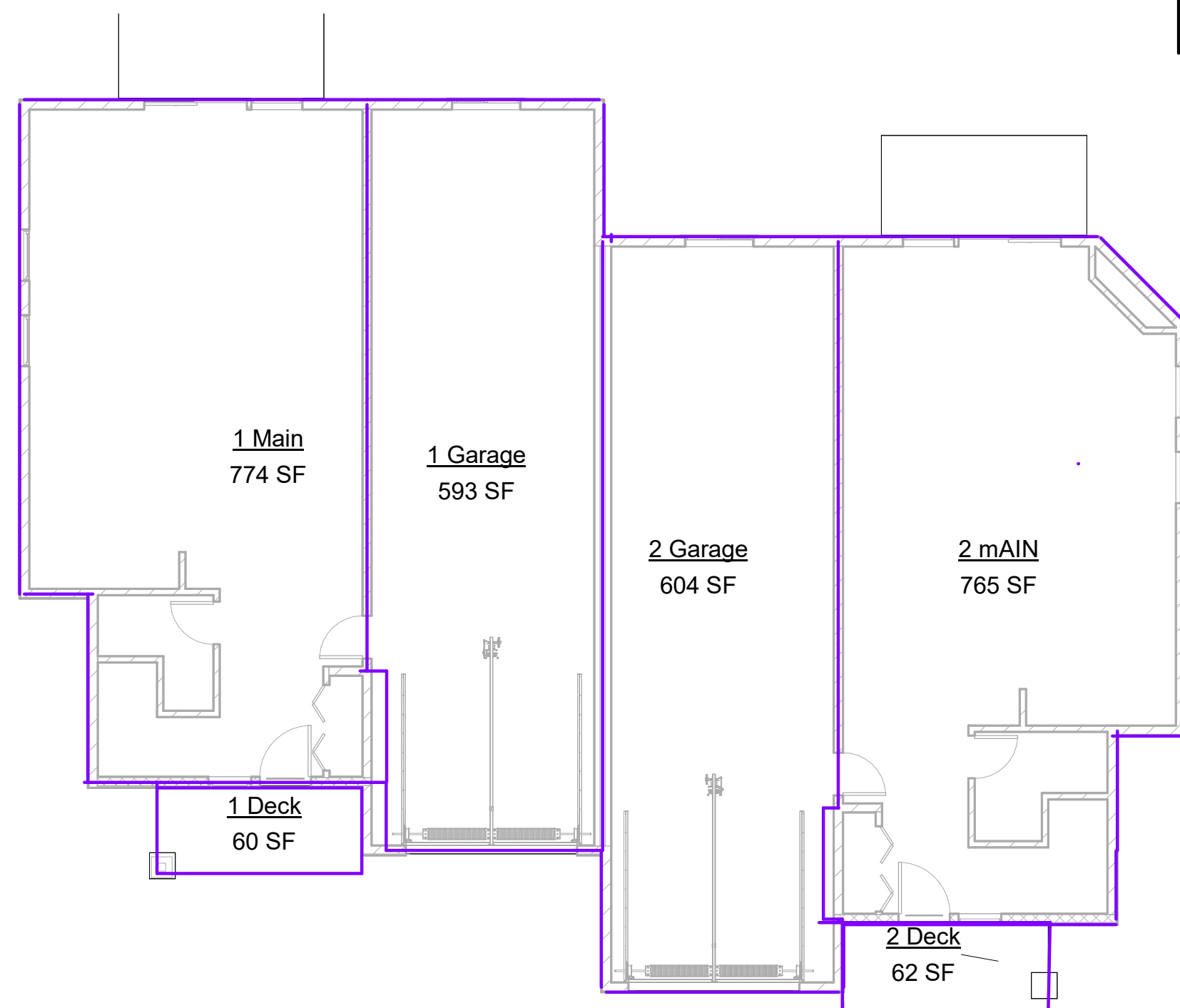
OWNER:
 VICTOR SHINTAR
 4193 NORTHWEST AVE
 BELLINGHAM WA 98225

ARCHITECT:
 ROBERT MATICHUK
 PO BOX 856
 BLAINE WA 98230
 360-201-040
 rmatichuk.trc@gmail.com

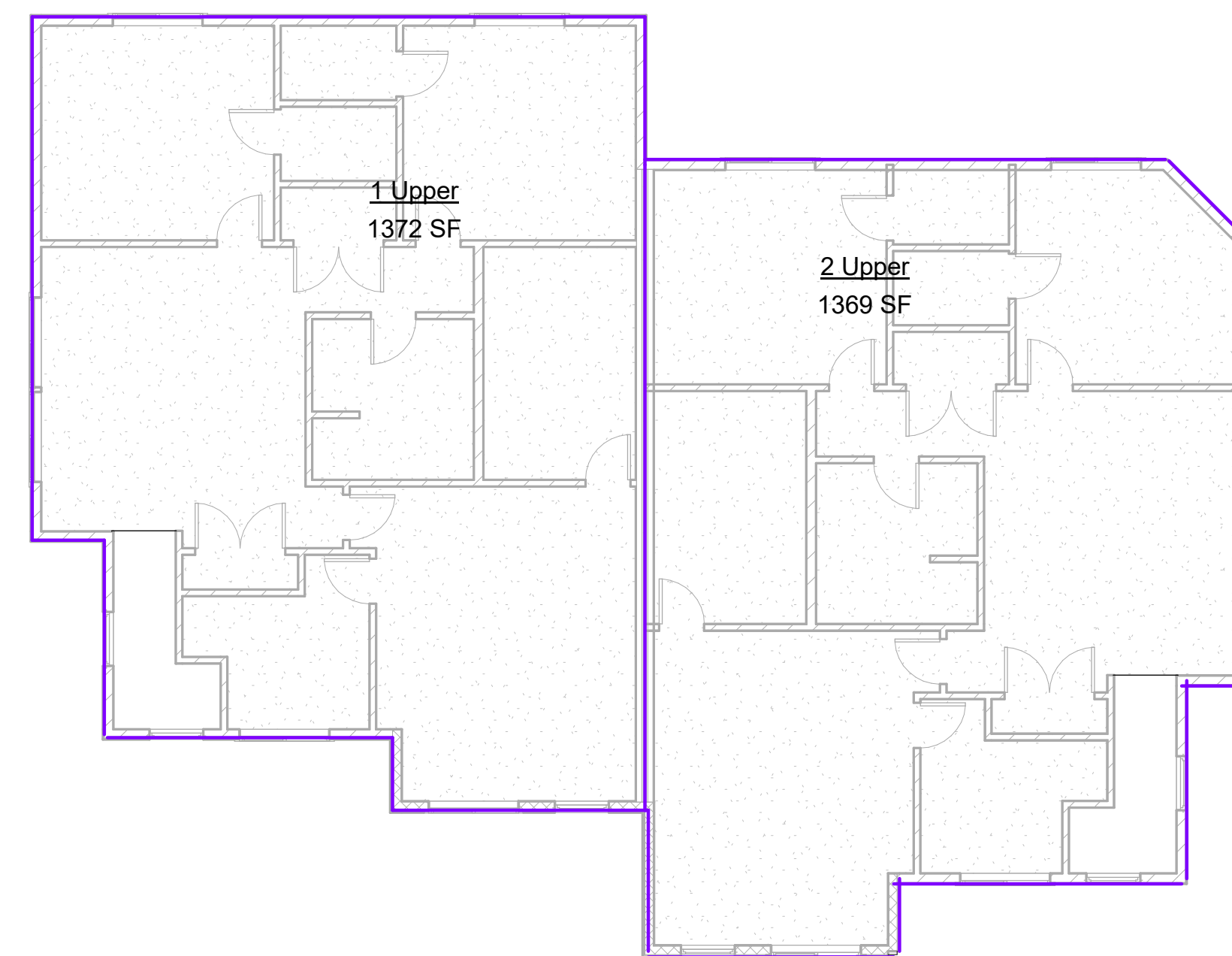
BUILDING JURISDICTION:
 CITY OF BELLINGHAM
 BUILDING SERVICES
 210 LOTTIE ST
 BELLINGHAM, WA 98225
 360.778.8300

GENERAL CONTRACTOR:
 T.B.D.

CIVIL ENGINEER:
 FREELAND & ASSOCIATES
 JP SLAGLE
 220 W. CHAMPION ST. STE 200
 BELLINGHAM, WA 98225
 jpslagle@freelandengineering.com
 360.650.1408



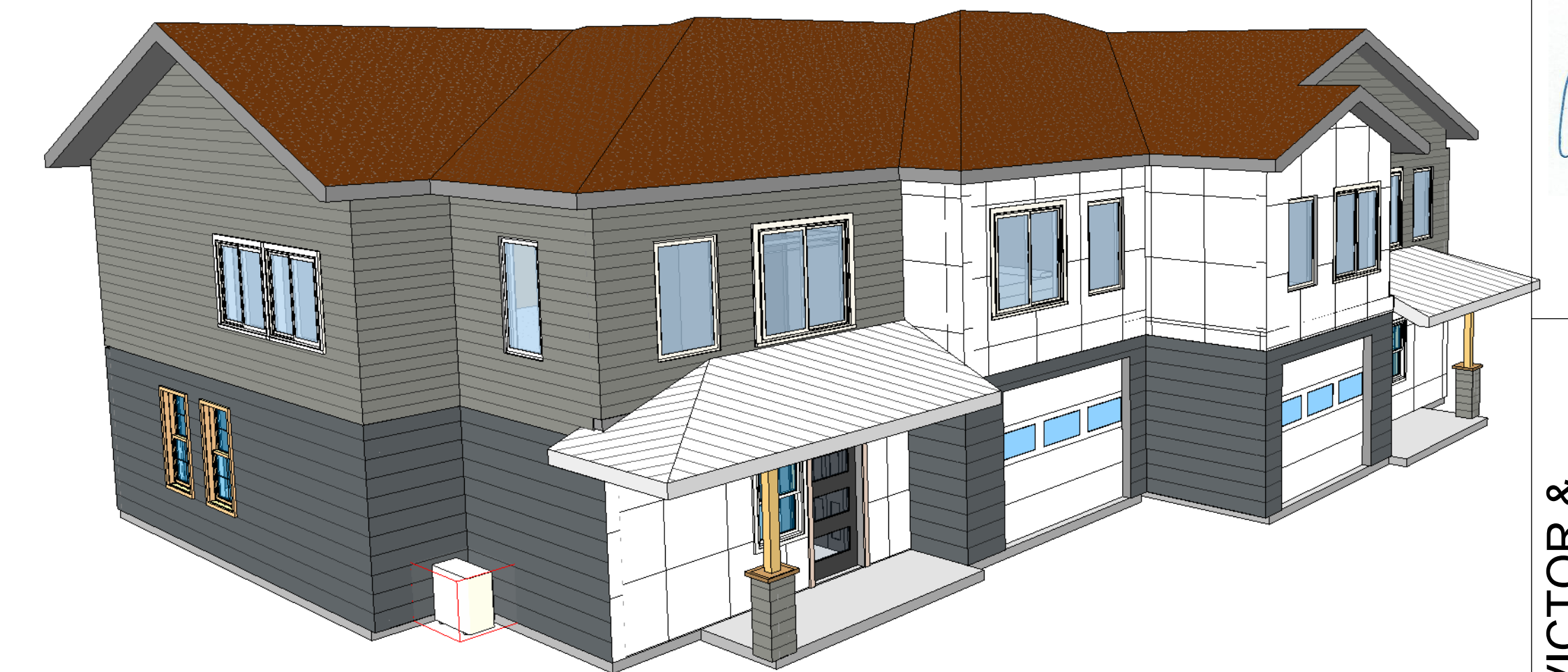
② Level 1 Garage
 1/8" = 1'-0"



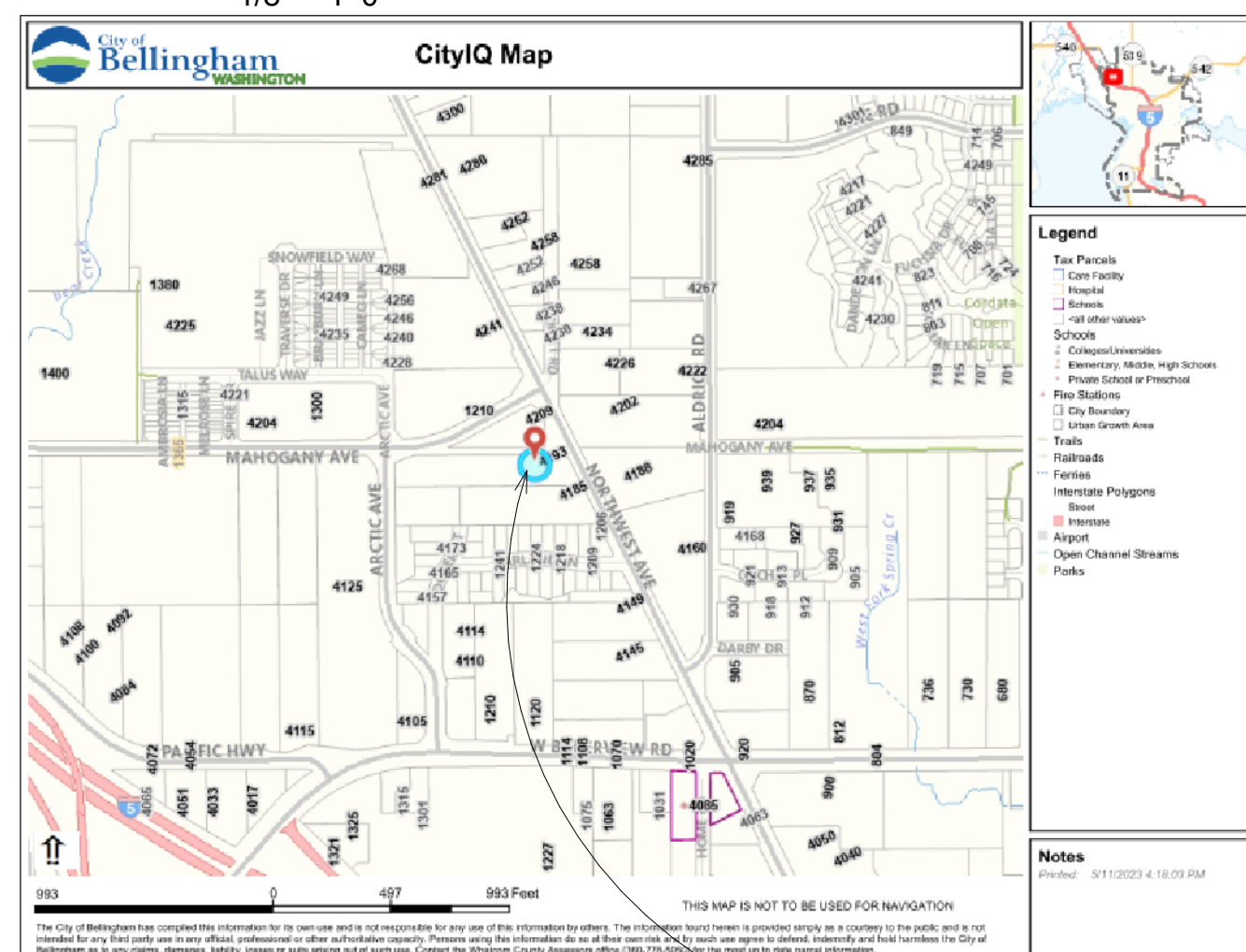
③ Level 2 Main Floor
 1/8" = 1'-0"

Area Schedule (Gross Building)

Level	Name	Gross Area
Not Placed	2 Main	Not Placed
Level 1 Garage	1 Deck	60 SF
Level 1 Garage	1 Garage	593 SF
Level 1 Garage	1 Main	774 SF
Level 1 Garage	2 Deck	62 SF
Level 1 Garage	2 Garage	604 SF
Level 1 Garage	2 mAIN	765 SF
Level 2 Main Floor	1 Upper	1372 SF
Level 2 Main Floor	2 Upper	1369 SF
		5600 SF

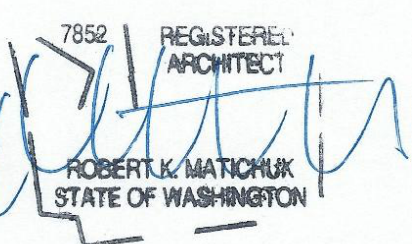


④ Presentation Perspective



AREA OF WORK

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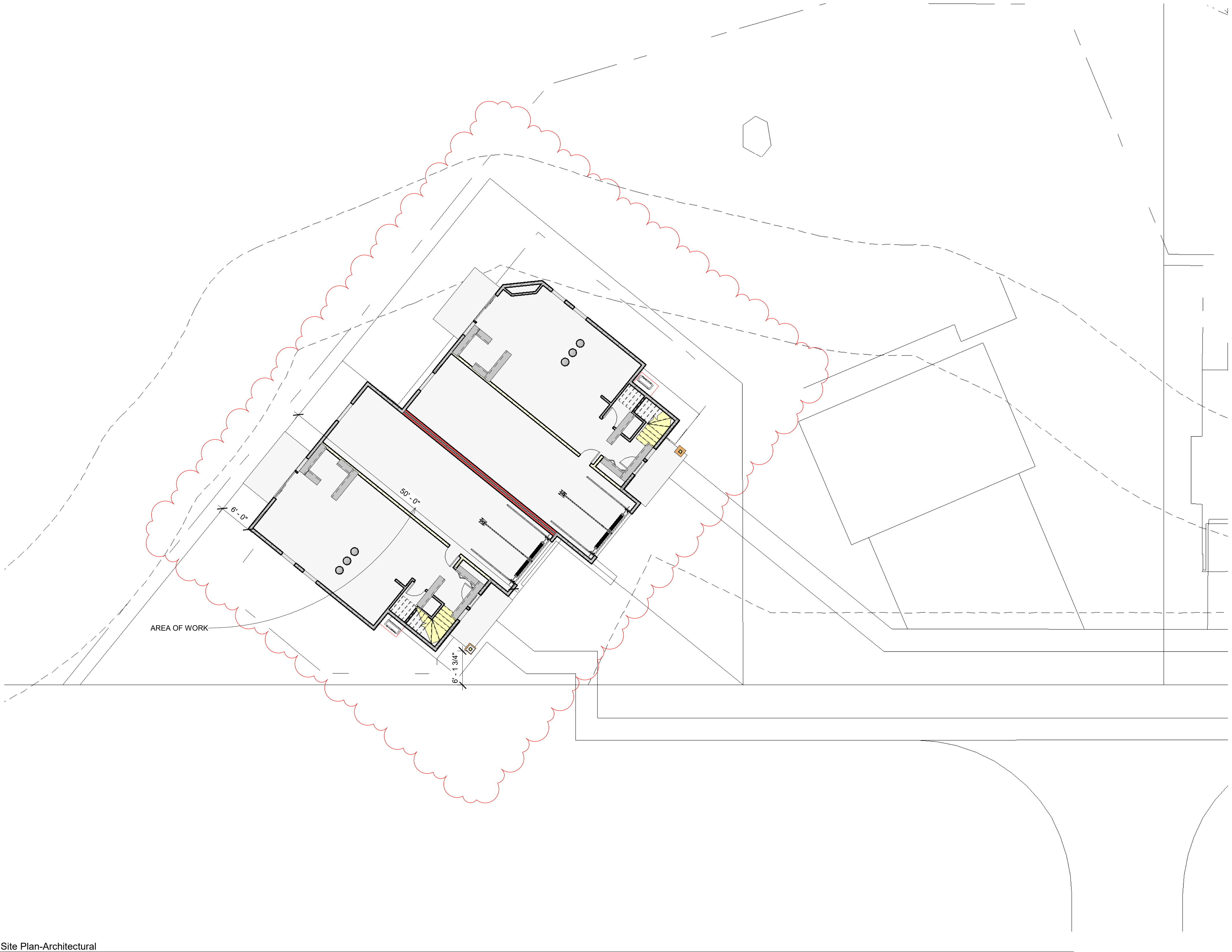


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 Checked by: RKM
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Cover Sheet

A1.0



① Site Plan-Architectural
1" = 10'-0"



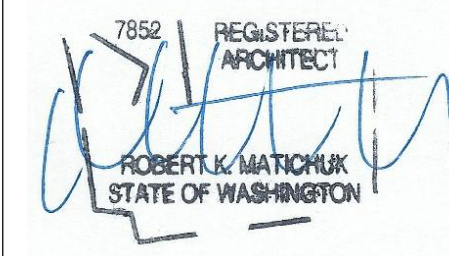
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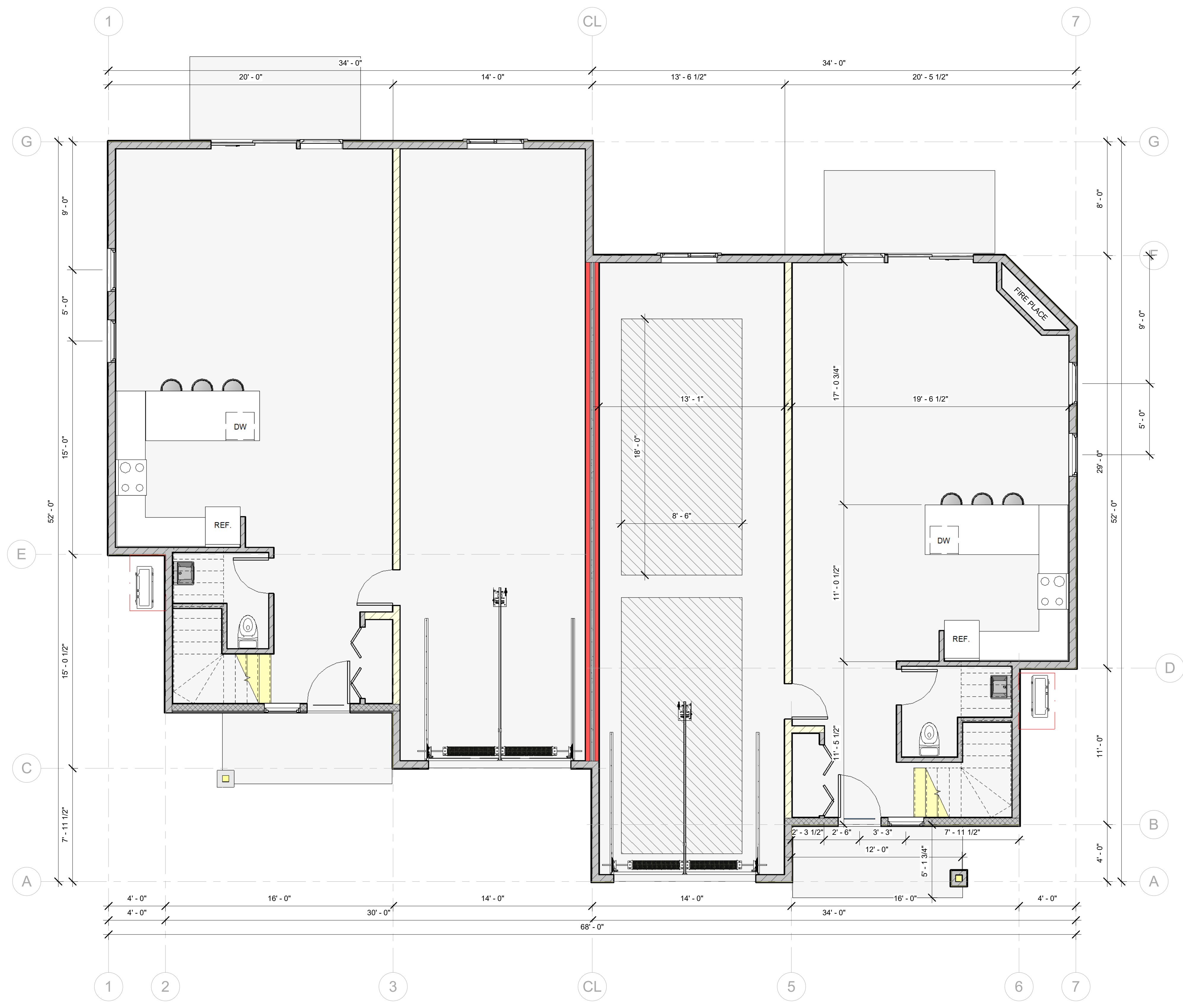
Architectural
Site Plan

A1.5



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① Level 1 Main Floor
1/4" = 1'-0"

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Level 1 Garage Floor
A2.0



① Level 2 Upper floor
1/4" = 1'-0"

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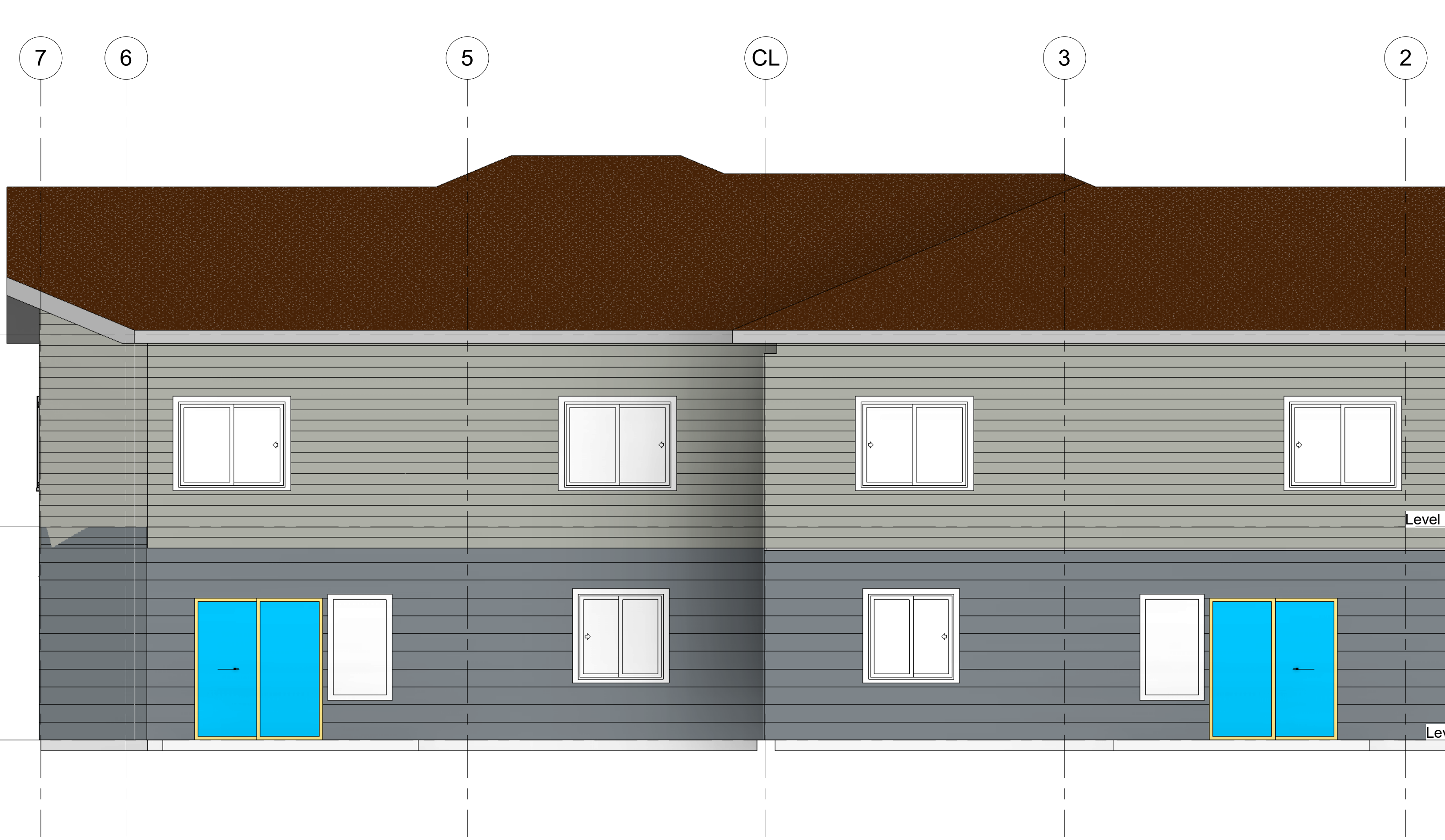
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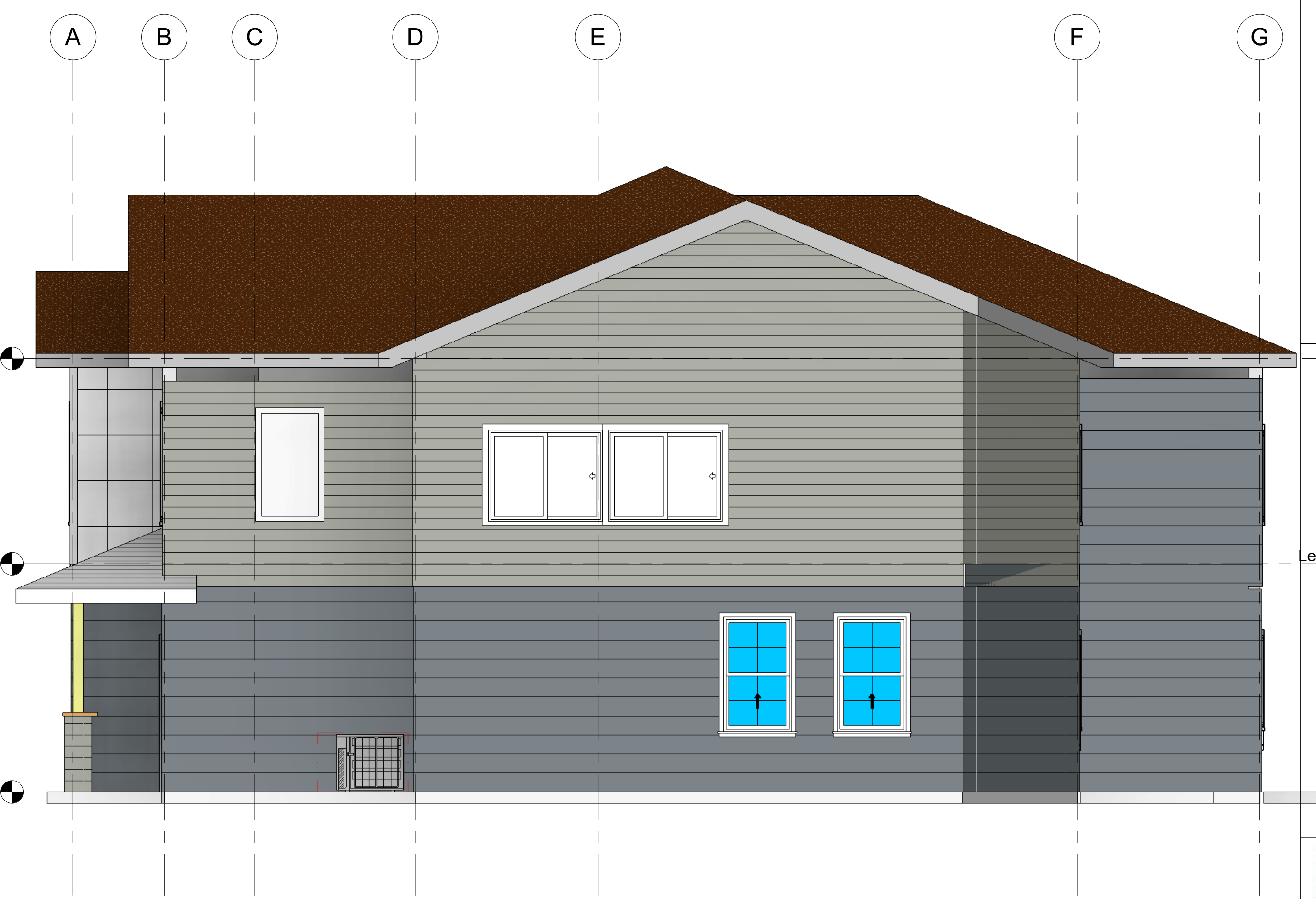
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Level 2 Main Floor

A2.1



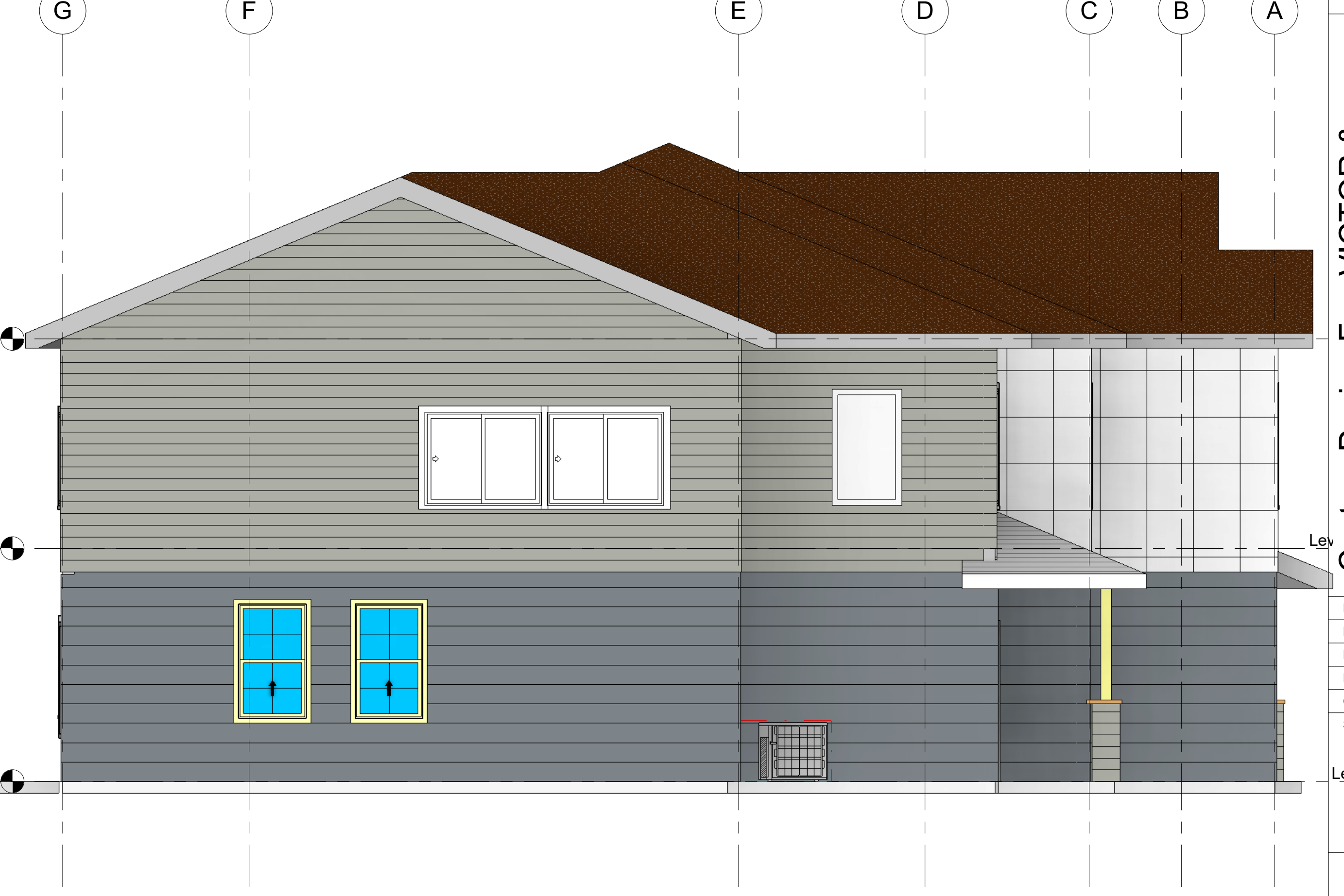
2) Back Elevation
1/4" = 1'-0"



1) Right Elevation
1/4" = 1'-0"



3) Front Elevation
1/4" = 1'-0"



4) Left Elevation
1/4" = 1'-0"

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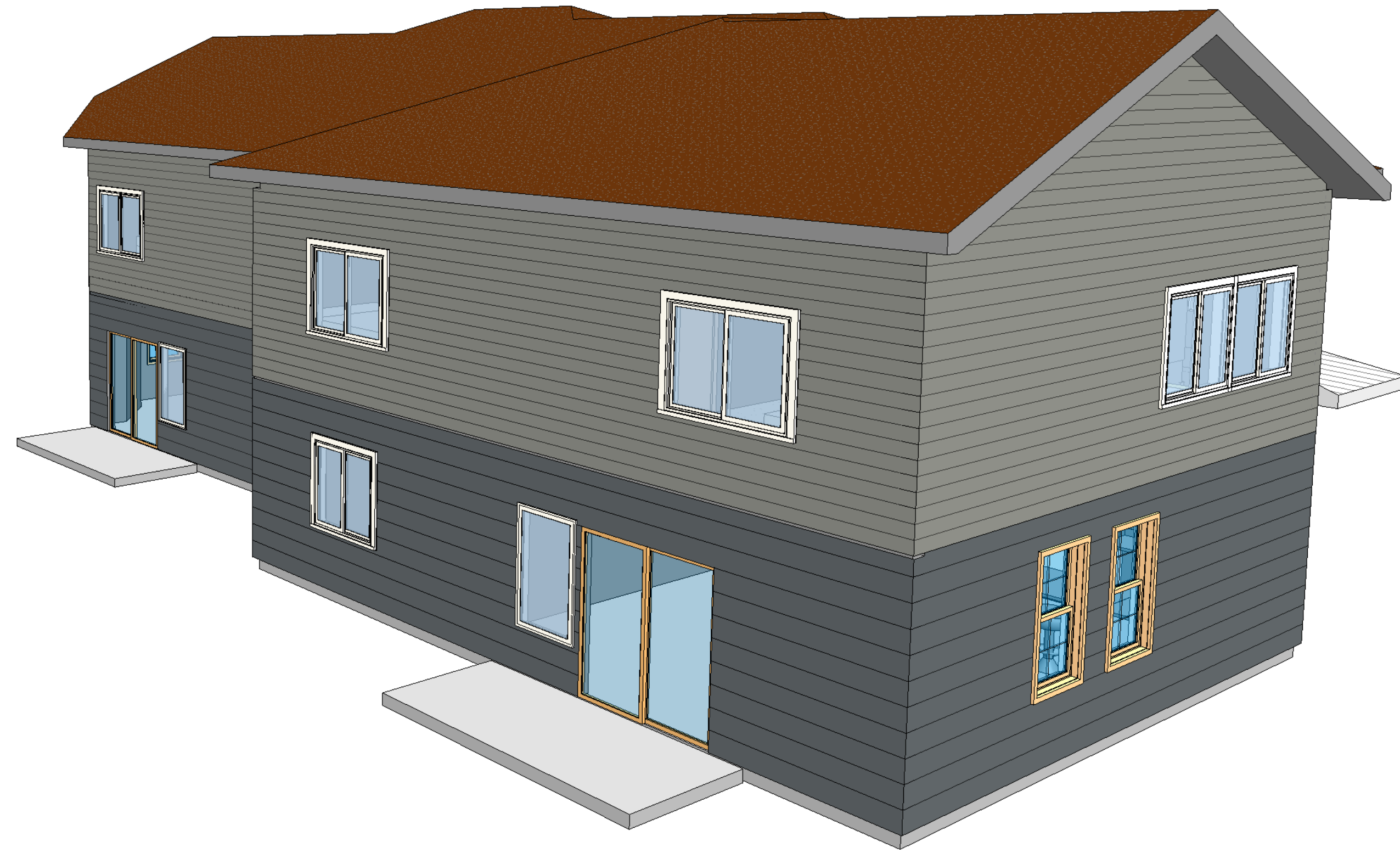
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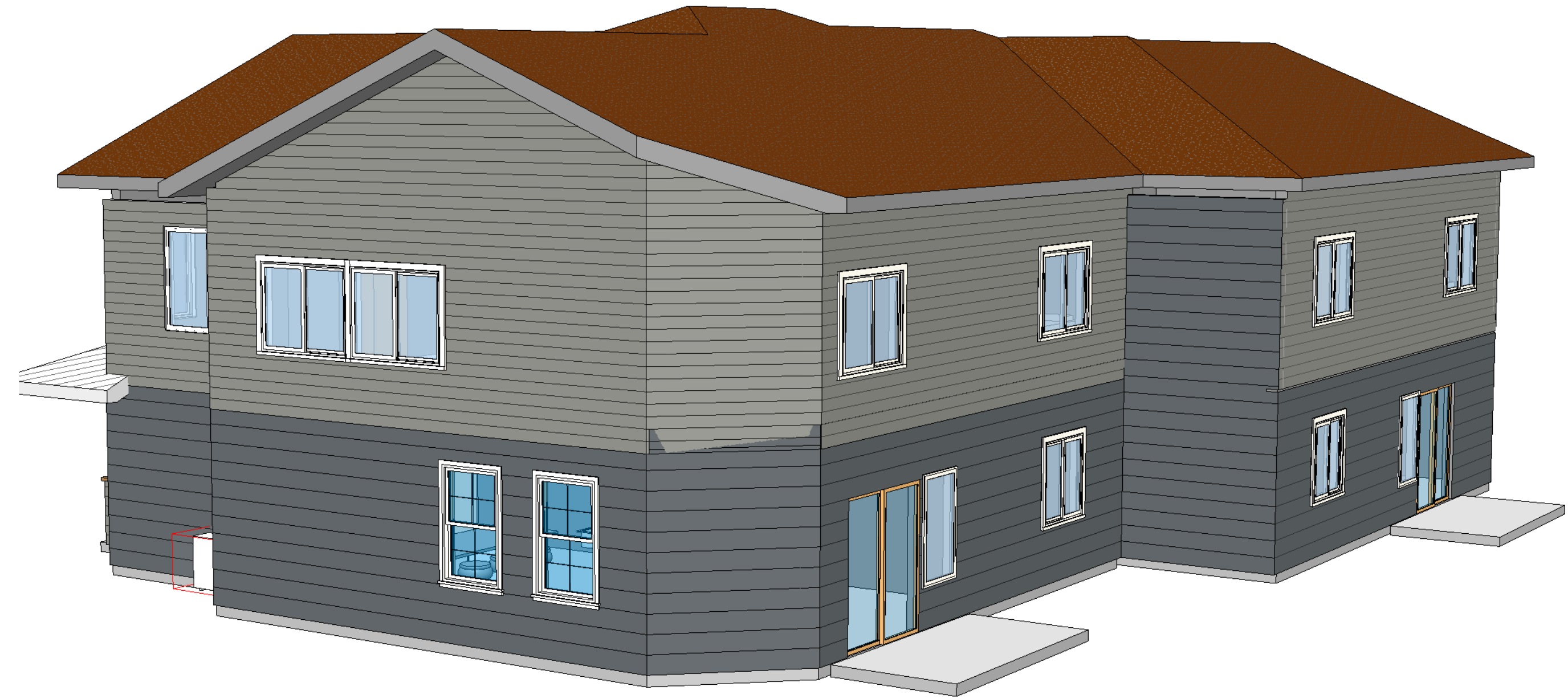
Project number	TRC 22-011
Date	Jan 15 2024
Design by:	RKM
Drawn by:	RKM
Checked by:	RKM
Set Description:	R1 - Design Review Set
Level 1 Garage	185' - 0"

Elevations

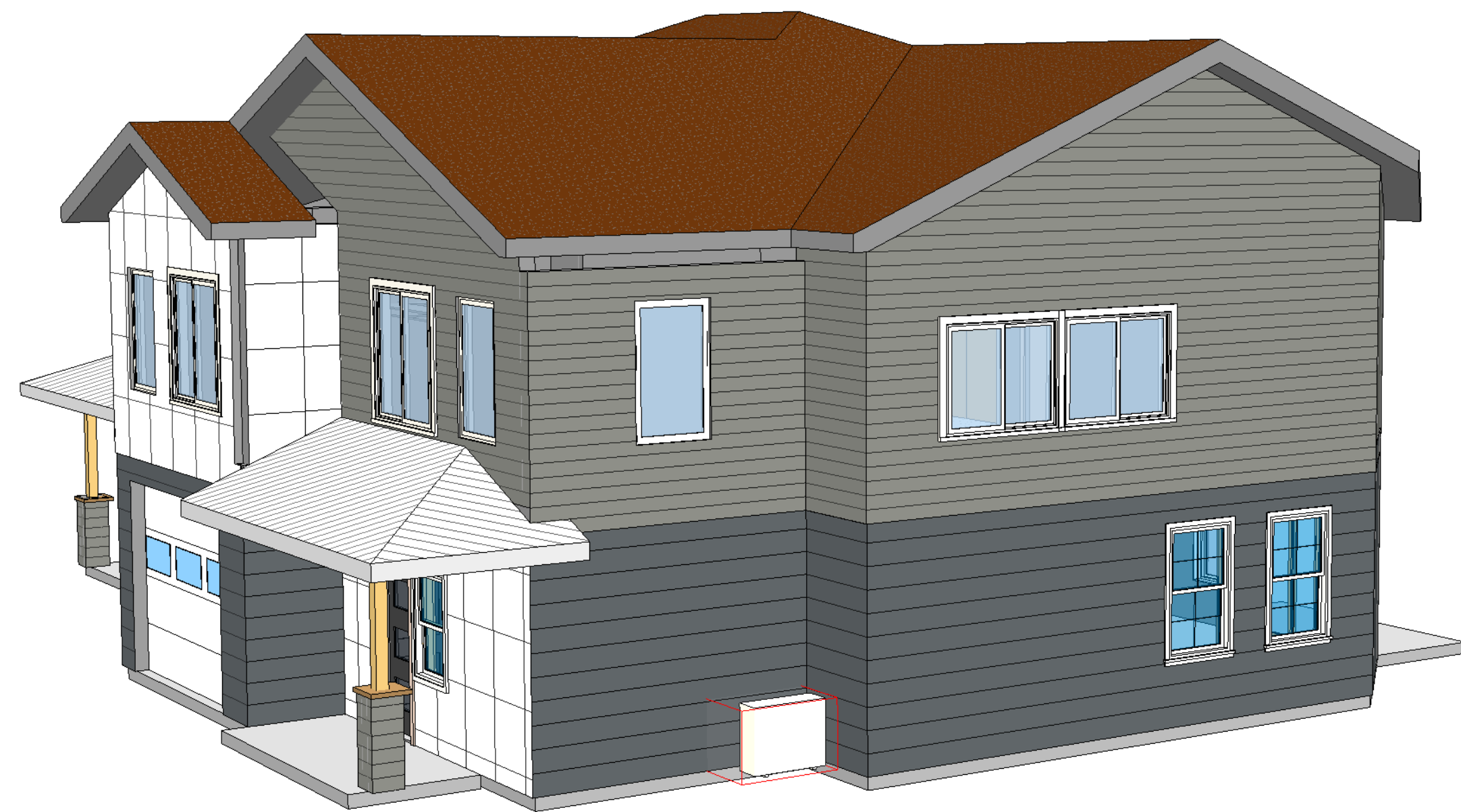
A3.0



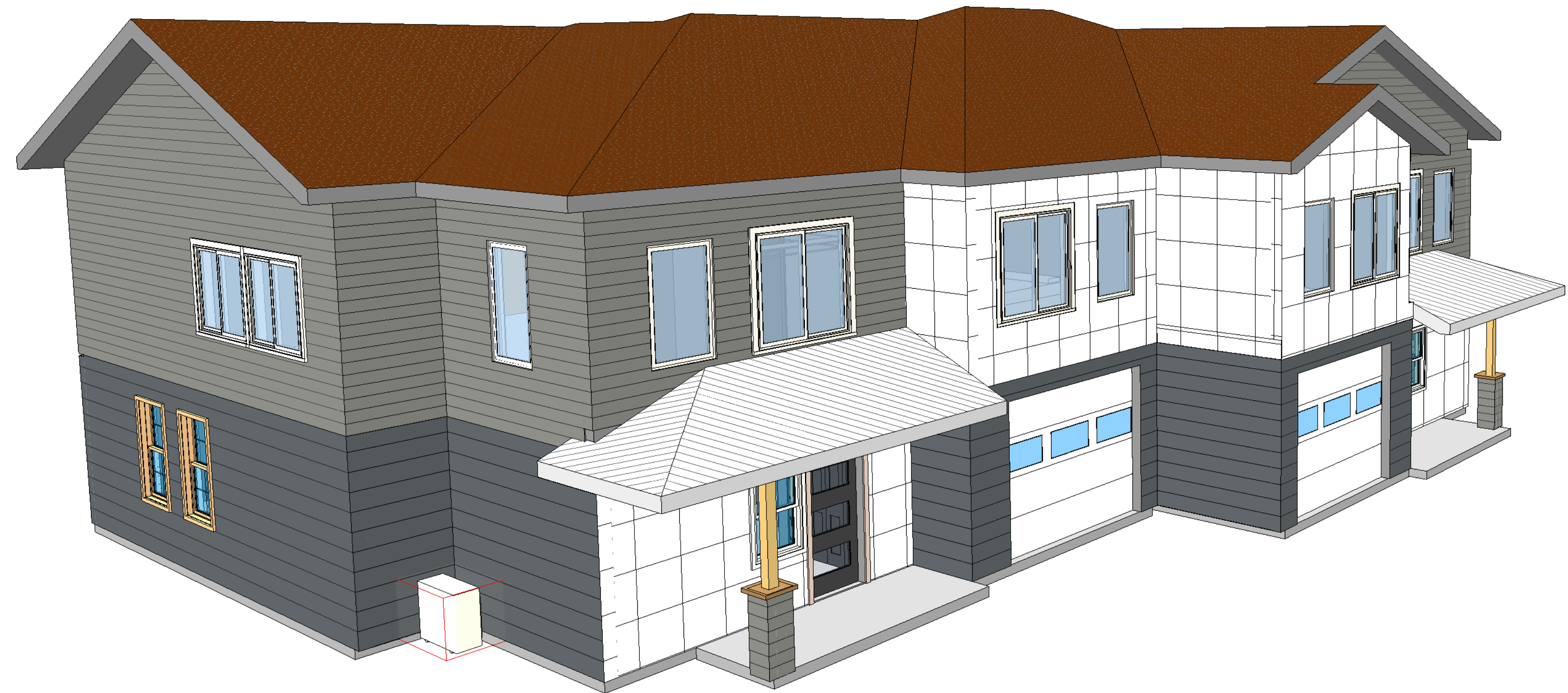
① 3D View 1



② 3D View 2



③ 3D View 3

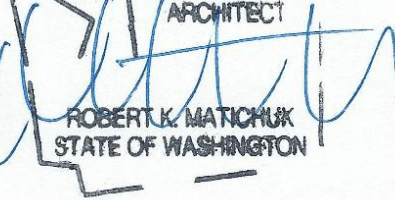


④ 3D View 4

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 360.393.3131



7856 REGISTERED ARCHITECT

 ROBERT K. MATICHUK
 STATE OF WASHINGTON

Custom Design For: VICTOR &
 GALINA SHINTAR
 Duplex - Northwest
 BELLINGHAM WA 98225

Project number	TRC 22-011
Date	Jan 15 2024
Design by:	RKM
Drawn by:	RKM
Checked by:	RKM
Set Description:	R1 - Design Review Set

Perspectives

A4.0

NORTHWEST INFILL PROJECT 4 PLEX-MAHOGANY BUILDING

4193 NORTHWEST AVE., BELLINGHAM WA

PROJECT CRITERIA

GENERAL SITE INFORMATION:

ADDRESS: 4193 Northwest Ave, BELLINGHAM 98225
 PARCEL #: 380211 435125
 LEGAL: NORTHWEST BAKER VIEW TRACTS LOT 8-EXC PTN TO CITY FOR RD DESC AF 2017-0401662
 NEIGHBORHOOD: Meridian
 SUB AREA: 2
 ZONING: Residential Single/Planned mixed

PROJECT DESCRIPTION/WORK TO BE PERFORMED:

CONSTRUCTION OF NEW 4 UNIT, 3 STORY TOWNHOME. FOUR INDIVIDUAL, FEE SIMPLE LOTS. THE UNITS WILL BE SEPERATED BY A 2 HOUR RATED WALL ASSEMBLY, EACH CONSISTING OF 2 BEDROOMS, 2.0 BATHS WITH ATTACHED GARAGES AND DECKS. CONSTRUCTION AS PER ENCLOSED CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

DEFERRED SUBMITTAL ITEMS:

- AS REQUIRED

BUILDING CRITERIA:

APPLICABLE BUILDING CODE: 2018 IRC
 SPRINKLER SYSTEM: SPRINKLER NOT REQUIRED
 UNIT SEPARATION: 2 HR. PARTY WALL
 BUILDING SETBACKS: SEE CIVIL SHEETS
 EXTERIOR BEARING WALLS: 2x6 HF-2 STUDS @ 16" O.C.
 INTERIOR WALLS: 2x4 HF-2 STUDS @ 16" O.C.
 FLOOR JOISTS: 1 JOISTS @ 16" O.C.
 ROOFS: MANF. TRUSSES @ 24" O.C.
 HEAT TYPE: ELECTRIC HEAT PUMP MINI SPLIT

Architectural Sheet List

Sheet Number	Sheet Name
A1.0	Cover Sheet
A1.6	Architectural Site Plan
A2.0	Level 1 Floor Plan
A2.1	Level 2 Floor Plan
A2.2	Level 3 Floor Plan
A3.0	Building Elevations
A3.1	Building Elevations
A3.2	Perspective

PROJECT DESIGN TEAM:

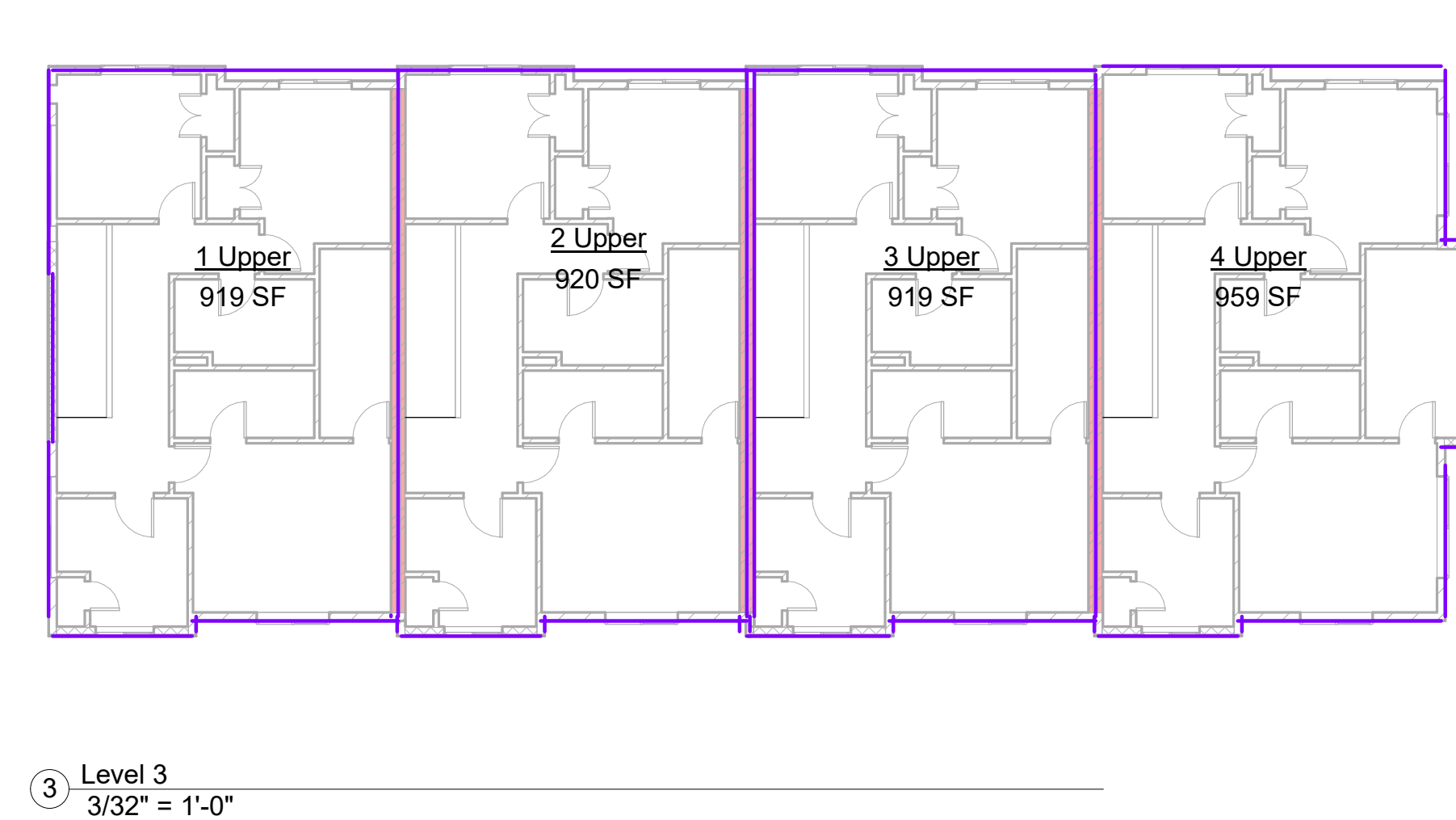
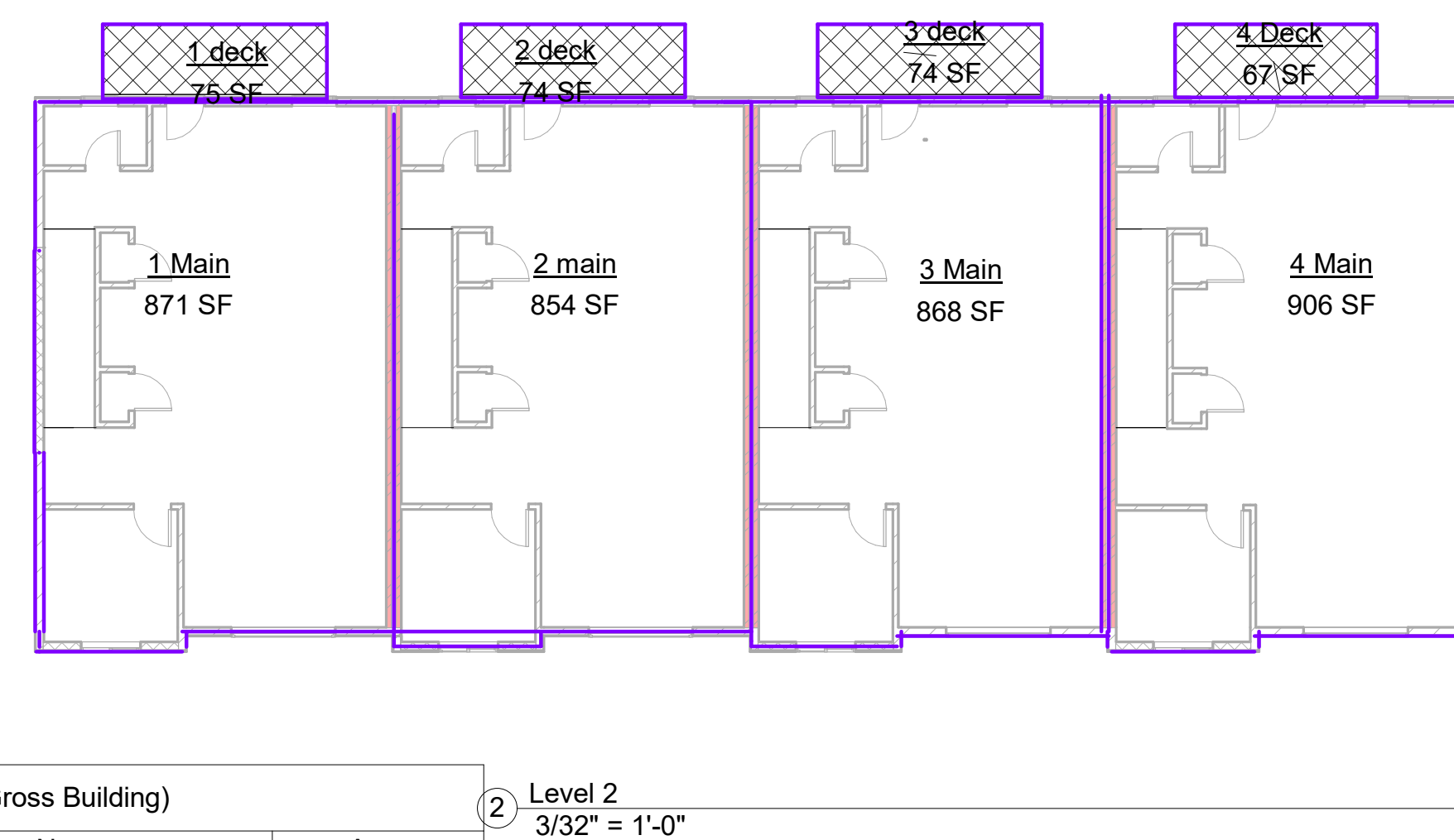
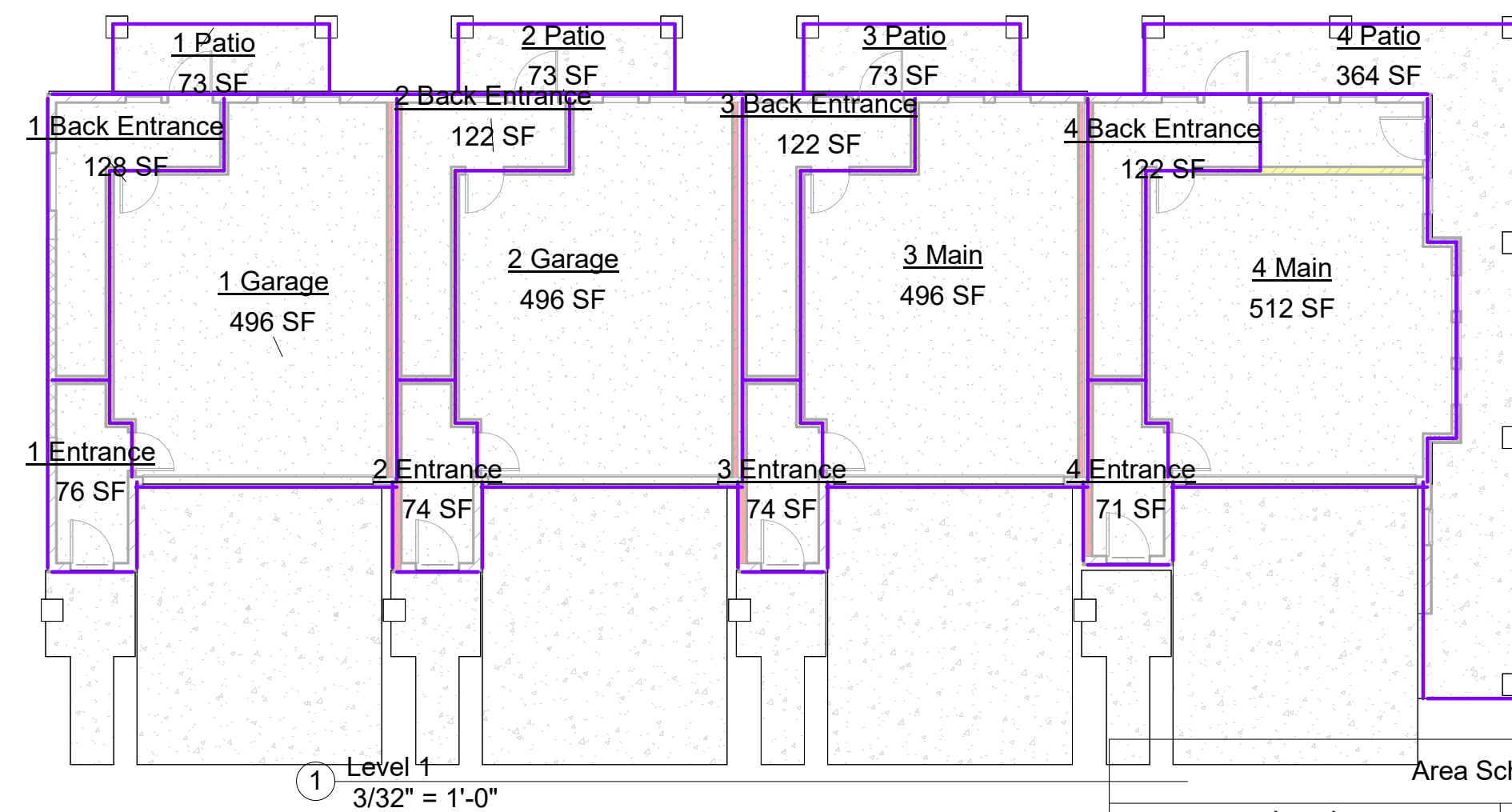
OWNER:
 VICTOR SHINTAR
 4193 NORTHWEST AVE
 BELLINGHAM WA 98225

ARCHITECT:
 ROBERT MATICHUK
 PO BOX 856
 BLAINE WA 98230
 360-201-040
 rmatichuk.trc@gmail.com

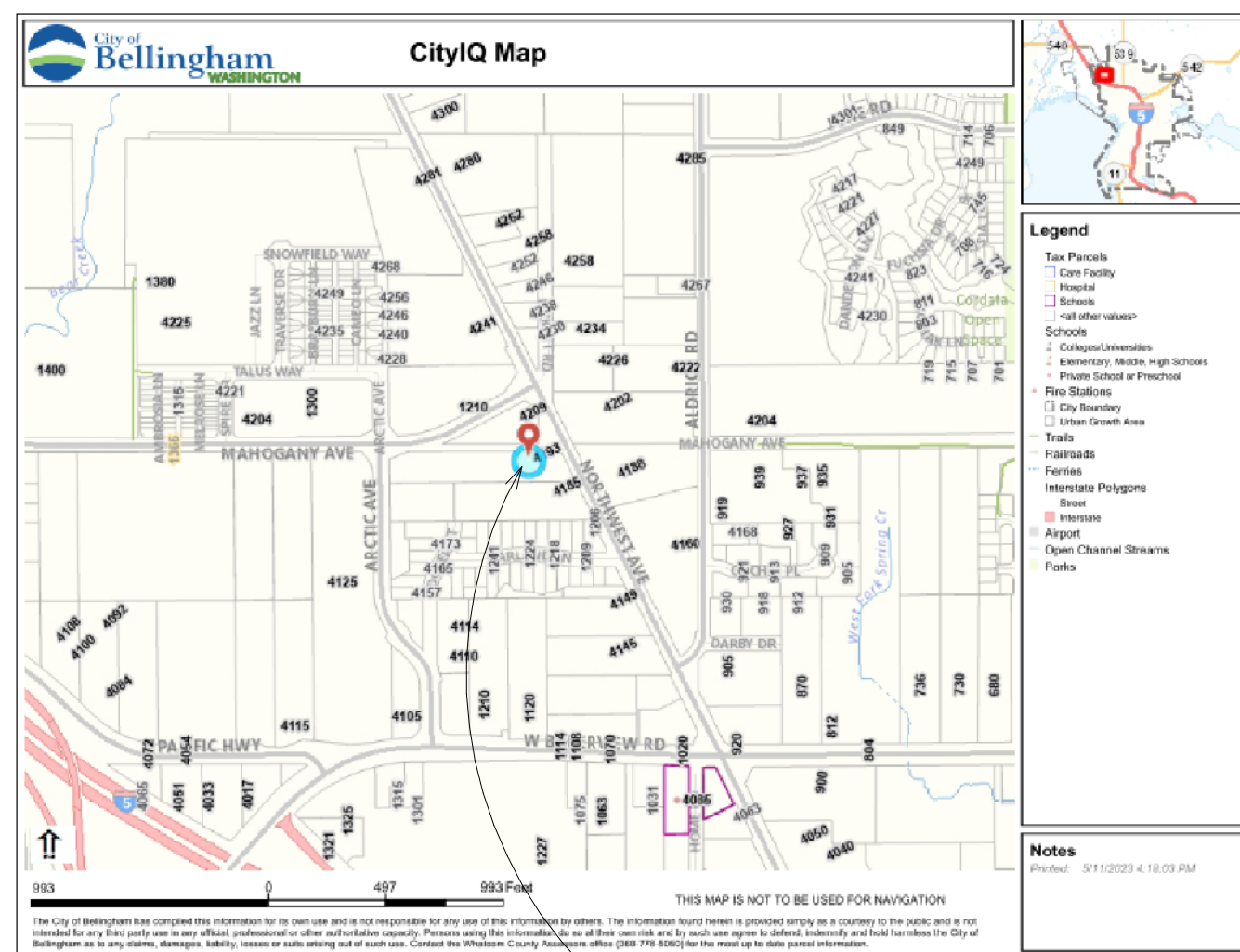
BUILDING JURISDICTION:
 CITY OF BELLINGHAM
 BUILDING SERVICES
 210 LOTTIE ST
 BELLINGHAM, WA 98225
 360.778.8300

GENERAL CONTRACTOR:
 T.B.D.

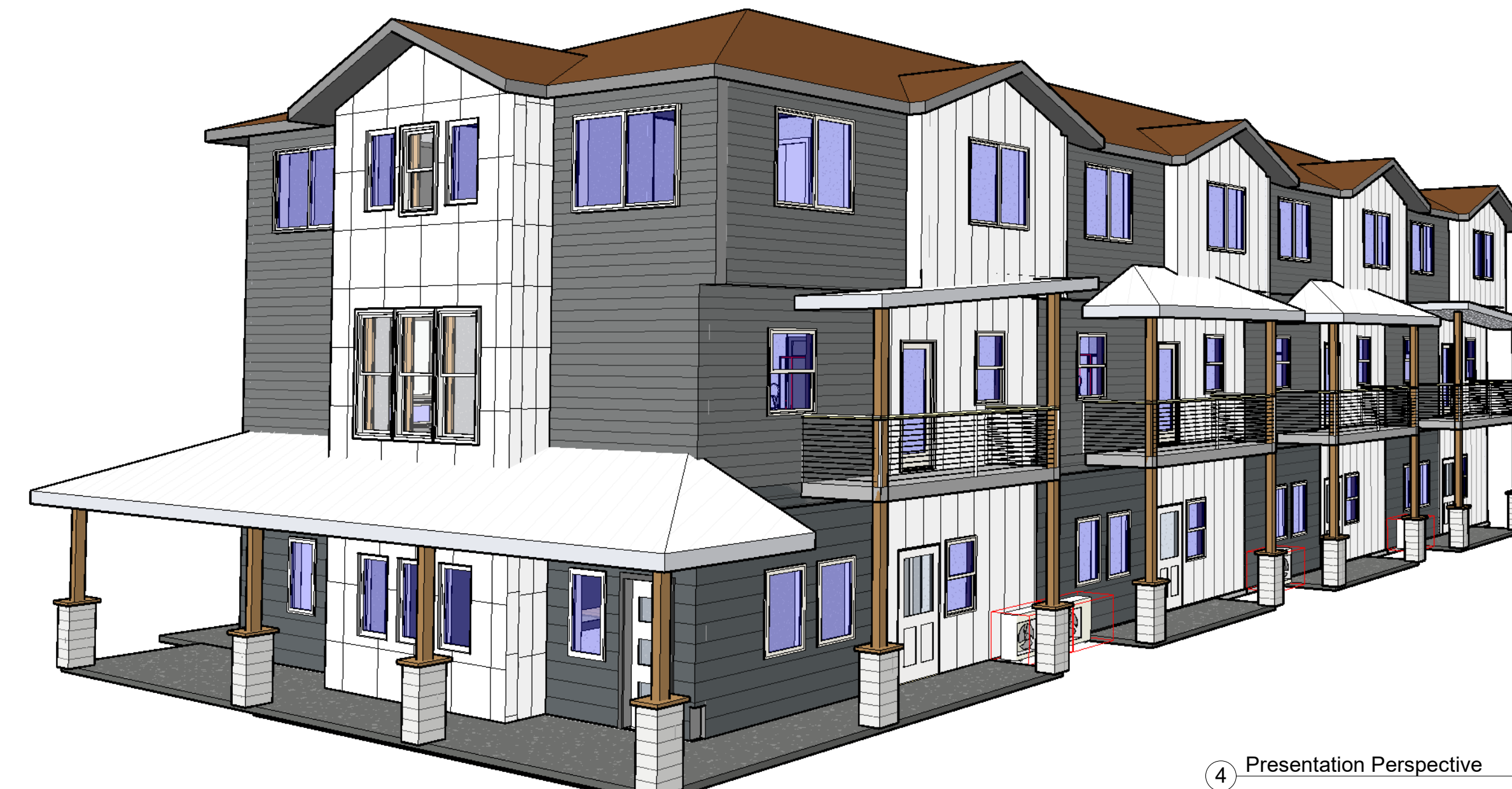
CIVIL ENGINEER:
 FREELAND & ASSOCIATES
 JP SLAGLE
 220 W. CHAMPION ST. STE 200
 BELLINGHAM, WA 98225
 jpslagle@freelandengineering.com
 360.650.1408



Level	Name	Area
Level 1	1 Back Entrance	128 SF
Level 1	1 Entrance	76 SF
Level 1	1 Garage	496 SF
Level 1	1 Patio	73 SF
Level 1	2 Back Entrance	122 SF
Level 1	2 Entrance	74 SF
Level 1	2 Garage	496 SF
Level 1	2 Patio	73 SF
Level 1	3 Back Entrance	122 SF
Level 1	3 Entrance	74 SF
Level 1	3 Main	496 SF
Level 1	3 Patio	73 SF
Level 1	4 Back Entrance	122 SF
Level 1	4 Entrance	71 SF
Level 1	4 Main	512 SF
Level 1	4 Patio	364 SF
Level 2	1 deck	75 SF
Level 2	1 Main	871 SF
Level 2	2 deck	74 SF
Level 2	2 main	854 SF
Level 2	3 deck	74 SF
Level 2	3 Main	868 SF
Level 2	4 Deck	67 SF
Level 2	4 Main	906 SF
Level 3	1 Upper	919 SF
Level 3	2 Upper	920 SF
Level 3	3 Upper	919 SF
Level 3	4 Upper	959 SF
Grand total:	28	10880 SF

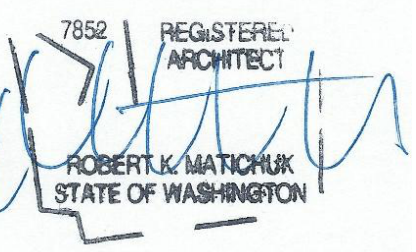


AREA OF WORK



4 Presentation Perspective

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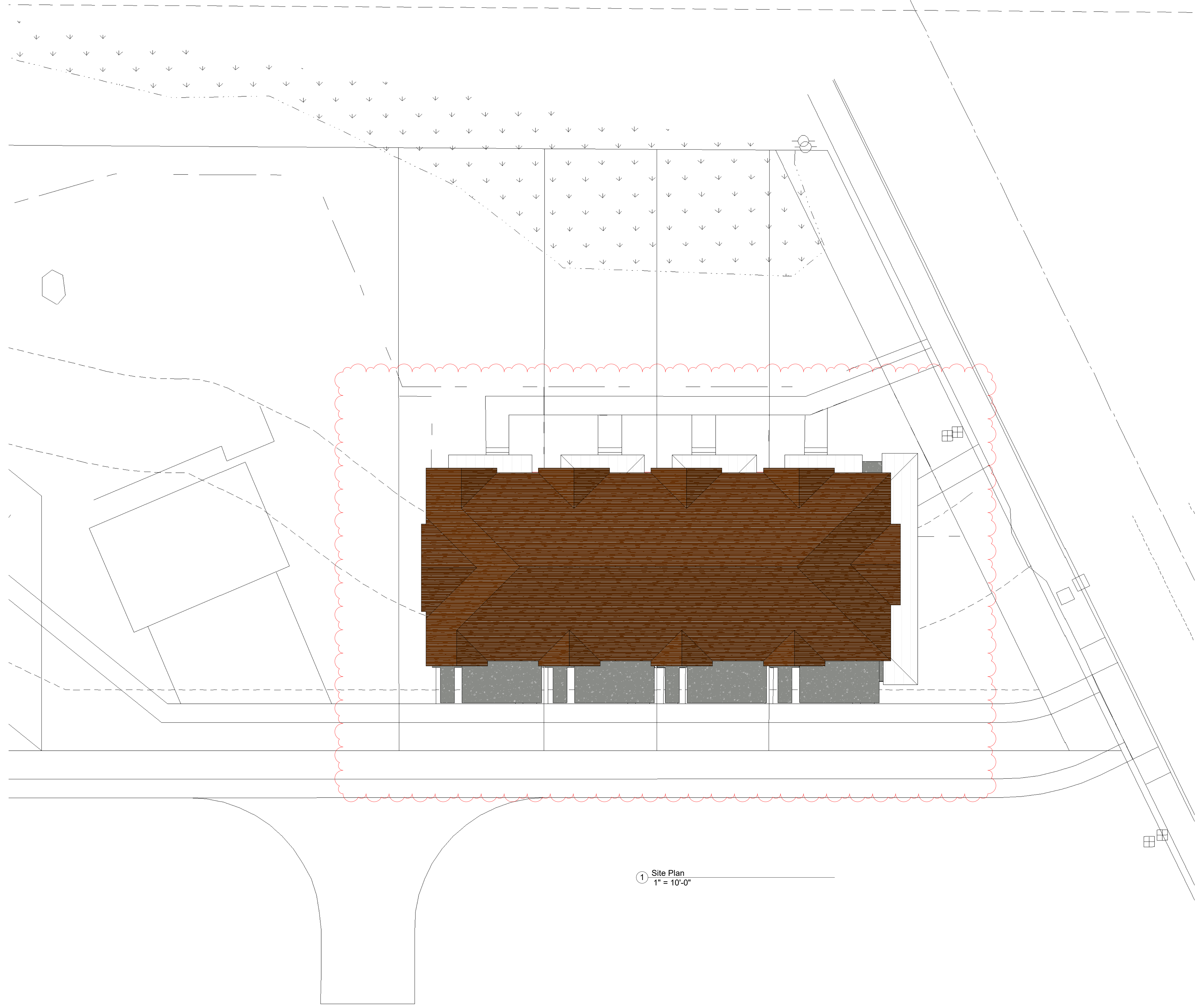


Custom Design For: VICTOR & GALINA SHINTAR
 4 Plex Mahogany Building
 Bellingham WA

Project number: TRC 22-011
 Date: Jan 15 2024
 Design by: RKM
 Drawn by: RKM
 Checked by: RKM
 Set Description:
 R1 - Design Review Set

Cover Sheet

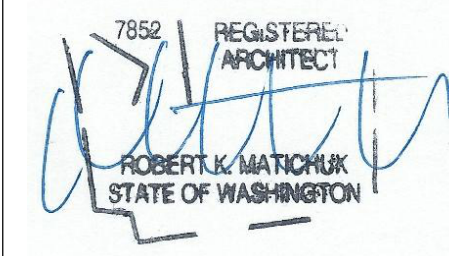
A1.0



① Site Plan
1" = 10'-0"

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Bellingham, WA 98227
360.393.3131

Custom Design For: **VICTOR & GALINA SHINTAR**
4 Plex Mahogany Building
Bellingham WA

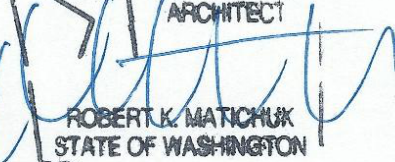
Project number	TRC 22-011
Date	Jan 15 2024
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Drawn by:	RKM
Checked by:	RKM
Set Description:	R1 - Design Review Set

Architectural
Site Plan
A1.6

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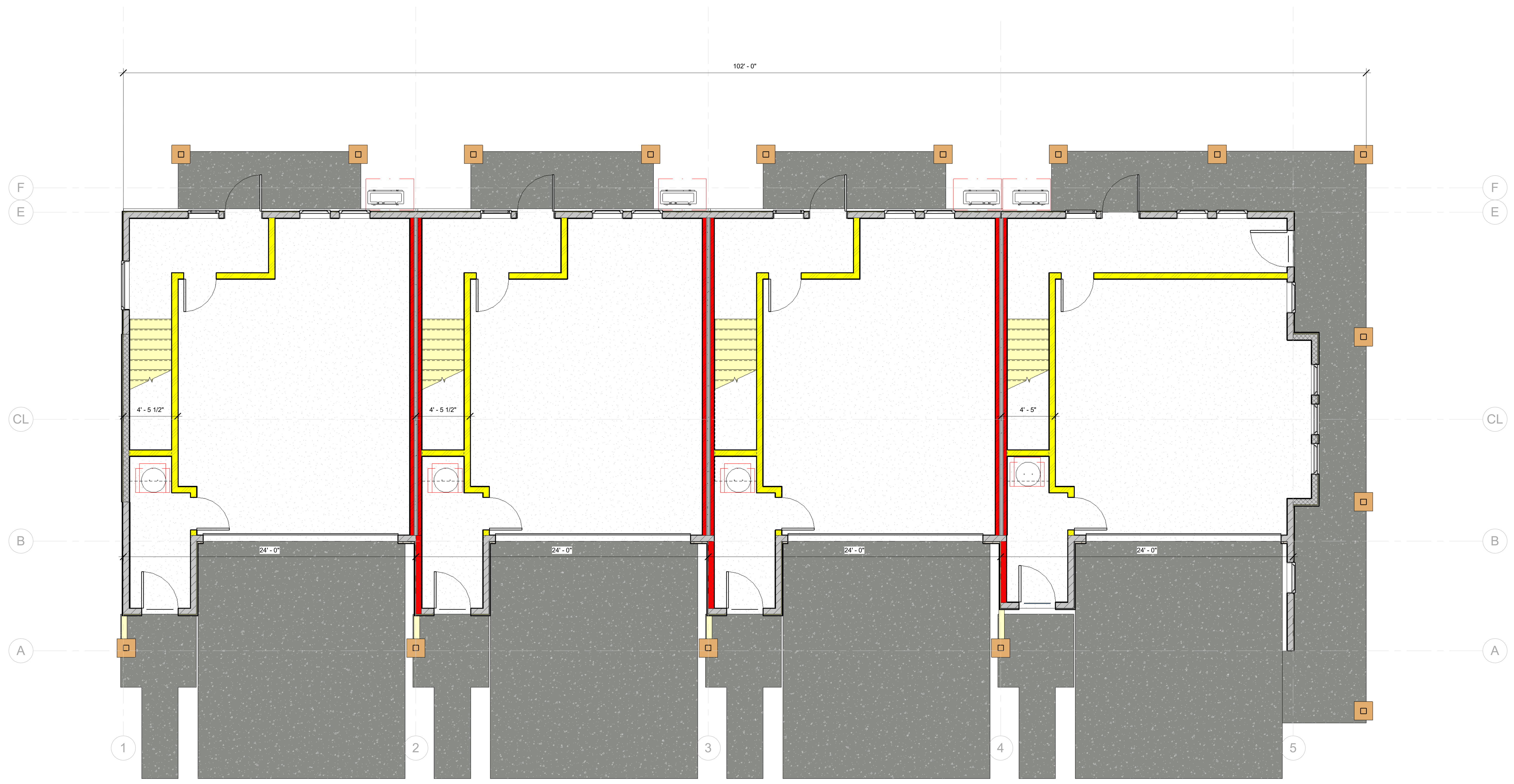


7852 REGISTERED ARCHITECT

 ROBERT K. WACHTER
 STATE OF WASHINGTON

Custom Design For: VICTOR & GALINA SHINTAR
 4 Plex Mahogany Building
 Bellingham WA

Project number	TRC 22-011
Date	Jan 15 2024
Design by:	RKM
Drawn by:	RKM
Checked by:	RKM
Set Description:	R1 - Design Review Set

Level 1 Floor Plan
A2.0



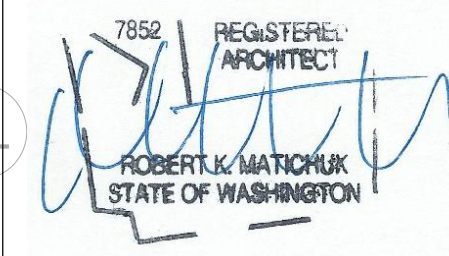
1 Level 1
 1/4" = 1'-0"



① Level 2
1/4" = 1'-0"

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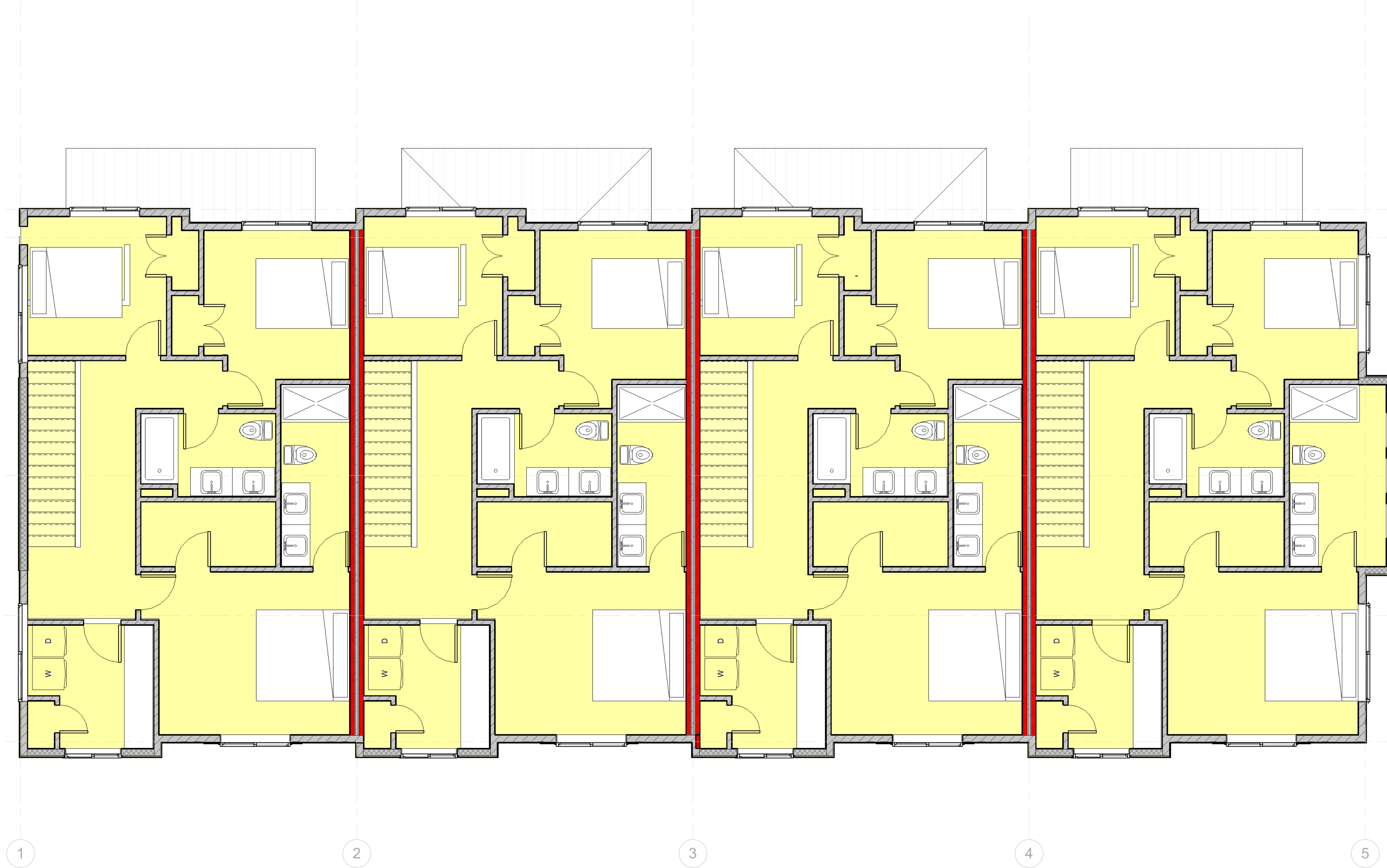
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 Bellingham WA

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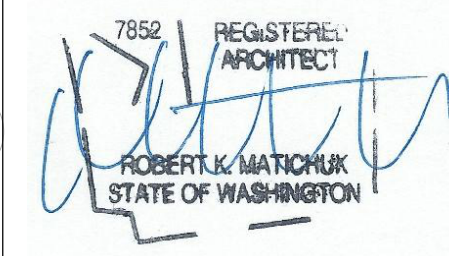
Level 2 Floor Plan
A2.1



1 Level 3
1/4" = 1'-0"

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4 Plex Mahogany Building
Bellingham WA

Project number	TRC 22-011
Date	Jan 15 2024
Design by:	RKM
Drawn by:	RKM
Checked by:	RKM
Set Description:	R1 - Design Review Set

Level 3 Floor Plan
A2.2

A B CL E F

19'-0" 19'-0"

Roof Plate
224' - 10 5/8"

Level 3
216' - 9 1/2"

Level 2
206' - 7 3/4"

Level 1
196' - 0"

T.O. Footing
194' - 0"

1 East Elevation
1/4" = 1'-0"

F E CL B A

Roof Plate
224' - 10 5/8"

Level 2
206' - 7 3/4"

Level 1
196' - 0"

T.O. Footing
194' - 0"

2 West Elevation
1/4" = 1'-0"

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7850 REGISTERED ARCHITECT
ROBERT K. MATCHUK
STATE OF WASHINGTON

Custom Design For: VICTOR & GALINA SHINTAR
4 Plex Mahogany Building
Bellingham WA

Project number: TRC 22-011
Date: Jan 15 2024
Design by: RKM
Drawn by: RKM
Checked by: RKM
Set Description:
R1 - Design Review Set

Building Elevations

A3.0



1 North Elevation
1/4" = 1'-0"

- 8 PAINTED ALUMINUM CABLE RAIL OR PICKETS
 - Roof Plate
224' - 10 5/8"
 - Level 3
216' - 9 1/2"
 - Level 2
206' - 7 3/4"
 - Level 1
196' - 0"
 - 3 Material Colors
12" = 1'-0"
- ELDORADO CLIFFSTONE-BARLEY

CEDAR LAP-CLEAR

Arctic White >

Light Mist >

Iron Gray >

Boothbay Blue >



2 Garage Elevation
1/4" = 1'-0"

- 1 ASPHALT ROOFING
- 2 FACIA AND TRIM CONTRASTING COLOR
- 4 VINYL WINDOW TRIM CONTRASTING COLOR
224' - 10 5/8"
- 9 HARDI PANEL SIDING 4" REVEAL IRON GREY
- 5 STANDING SEAM METAL ROOFING LIGHT MIST
- 14 HARDI PANEL SIDING 6" REVEAL ARCTIC WHITE
- Level 3
216' - 9 1/2"
- 13 CEDAR LAP SIDING 3" REVEAL CLEAR COAT
- Level 2
206' - 7 3/4"
- 2 FACIA AND TRIM CONTRASTING COLOR
- 6 WRAPPED POST CONTRASTING COLOR
- 10 PAINTED ENTRANCE DOORS CONTRASTING COLOR
- 11 PAINTED ALUMINUM GARAGE DOORS LIGHT MIST
- 11 PRIVACY FENCING CEDAR PLANK CLEAR COATED
- Level 1
196' - 0"
- T.O. Footing
194' - 0"

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 360.393.3131

7856 REGISTERED ARCHITECT

 ROBERT K. WATCHUK
 STATE OF WASHINGTON

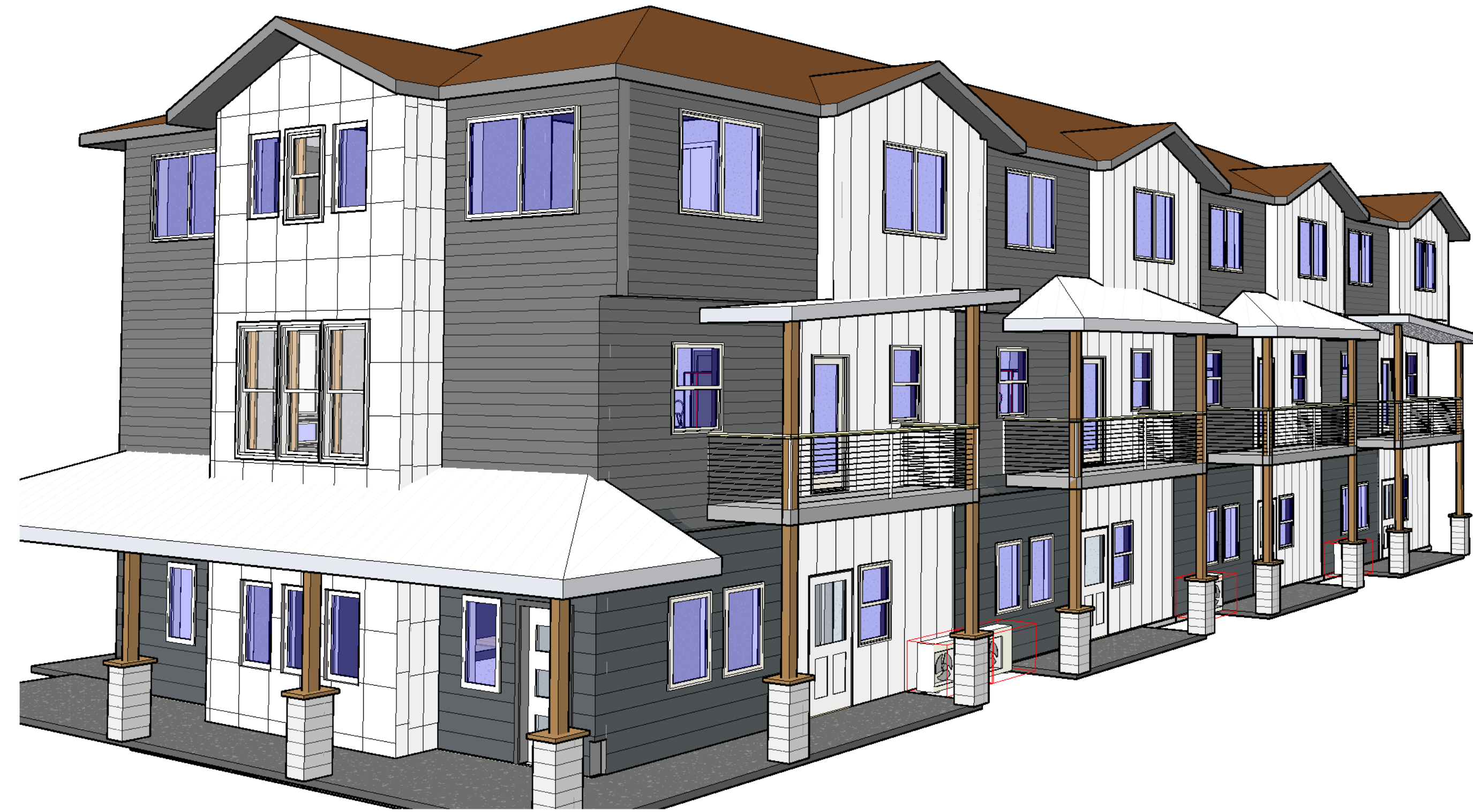
Custom Design For: VICTOR & GALINA SHINTAR
 4 Plex Mahogany Building
 Bellingham WA

Project number TRC 22-011
 Date Jan 15 2024
 Design by: RKM
 Drawn by: RKM
 Checked by: RKM
 Set Description:
 R1 - Design Review Set

Building Elevations
A3.1



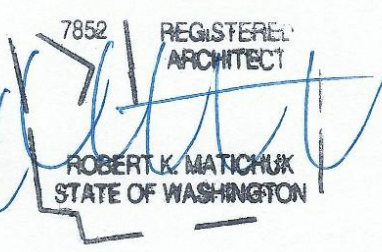
① 3D View 1



② 3D View 2

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 360.393.3131

Custom Design For: VICTOR &
 GALINA SHINTAR
 4 Plex Mahogany Building
 Bellingham WA

Project number	TRC 22-011
Date	Jan 15 2024
Design by:	RKM
Drawn by:	RKM
Checked by:	RKM
Set Description:	R1 - Design Review Set

Perspective

A3.2

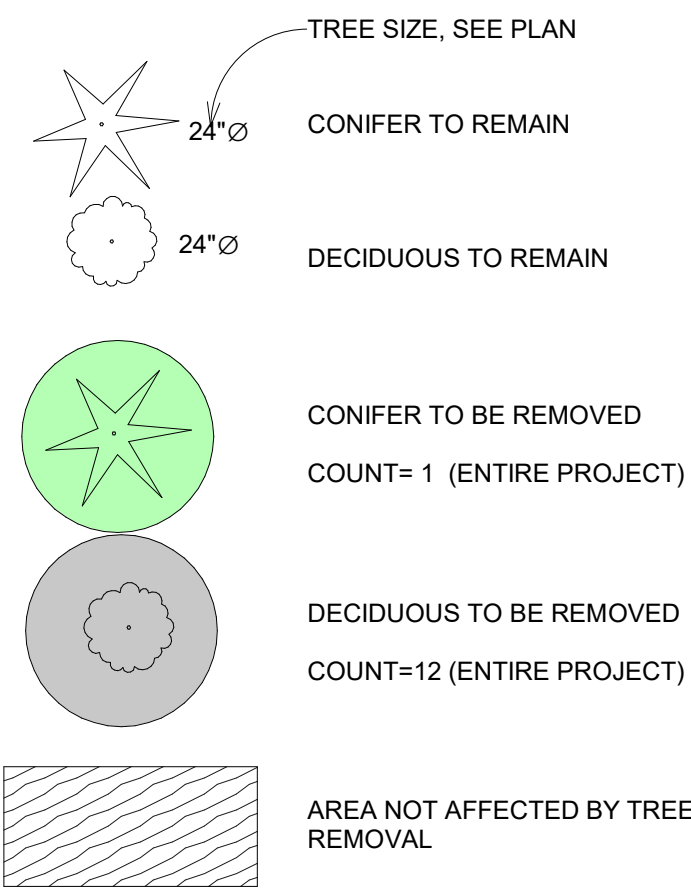
ARCTIC AVE.

MAHOGANY AVE.

NORTHWEST AVE.

AMENDED MAP OF THE
CANFIELD 3RD ADD.
TO WHATCOM
(SEE A.F. NO. 2017-1200328)

96,350 SQ.FT.
2.212 AC.



PLANTING NOTE:
29 MITIGATION TREES PROPOSED >2:1 RATIO

2 Tree Legend
1/4" = 1'-0"

1 Tree Retention Site Plan
1" = 30'-0"



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360.393.3131

7852 REGISTERED ARCHITECT
ROBERT K. WATCHUK
STATE OF WASHINGTON

Custom Design For: VICTOR &
GALINA SHINTAR
TREE RETENTION PLAN
4193 NORTHWEST
BELLINGHAM WA 98225

Project number	TRC 22-011
Date	Jan 17 2024
Design by:	RKM
Drawn by:	RKM
Checked by:	RKM
Set Description:	R1 - Design Review

Tree Retention
Plan
A1.5