

KCLT - BIRCHWOOD

LAFRENIERE COURT SHORT SUBDIVISION APPLICATION

February 2, 2024

Site Information:

LOCATION:
2912 Birchwood Ave.
Bellingham, WA 98225

ZONING:
Residential Single Subarea: 1

Building Information:

APPLICABLE BUILDING CODES:
2018 IRC

TYPE OF CONSTRUCTION:
5B

NUMBER OF STORIES:
2 Story

OCCUPANCY CLASSIFICATION:
R-2 Residential

SQUARE FEET:
Single Family: (4) 2,240ft² (8,960 ft²) - footprint
3 Bedroom units= 1233 ft²
2 Bedroom ADU units= 923 ft²
4,312 ft² - floor area per building
17,248 - total floor area

ADA Units: (2) 992ft² (1,984 ft²)

PROJECT DESCRIPTION:
Proposed project is 4 single family buildings containing 2 primary units and 2 ADUs per building, plus an additional 2 ADA residences. 18 units total.

Design Team Information:

OWNER(S):
Kulshan Community Land Trust
1141 Grant St.
Bellingham, WA 98225

DESIGNERS:
[bundle]
Dan Welch, M.Arch, CPHC
dan@bundledesignstudio.com
p.360.296.2657
Zach Jorgensen, M.Arch
zach@bundledesignstudio.com

LAND USE CONSULTANT:
AVT Consulting
Ali Taysi
ali@avtplanning.com

PROJECT Management:
Shibmor Consulting
Dawna Morse
dawna@shibmorconsulting.com

CIVIL ENGINEER:
Freeland & Associates
Miles McEathron
mmceathron@freelandengineering.com

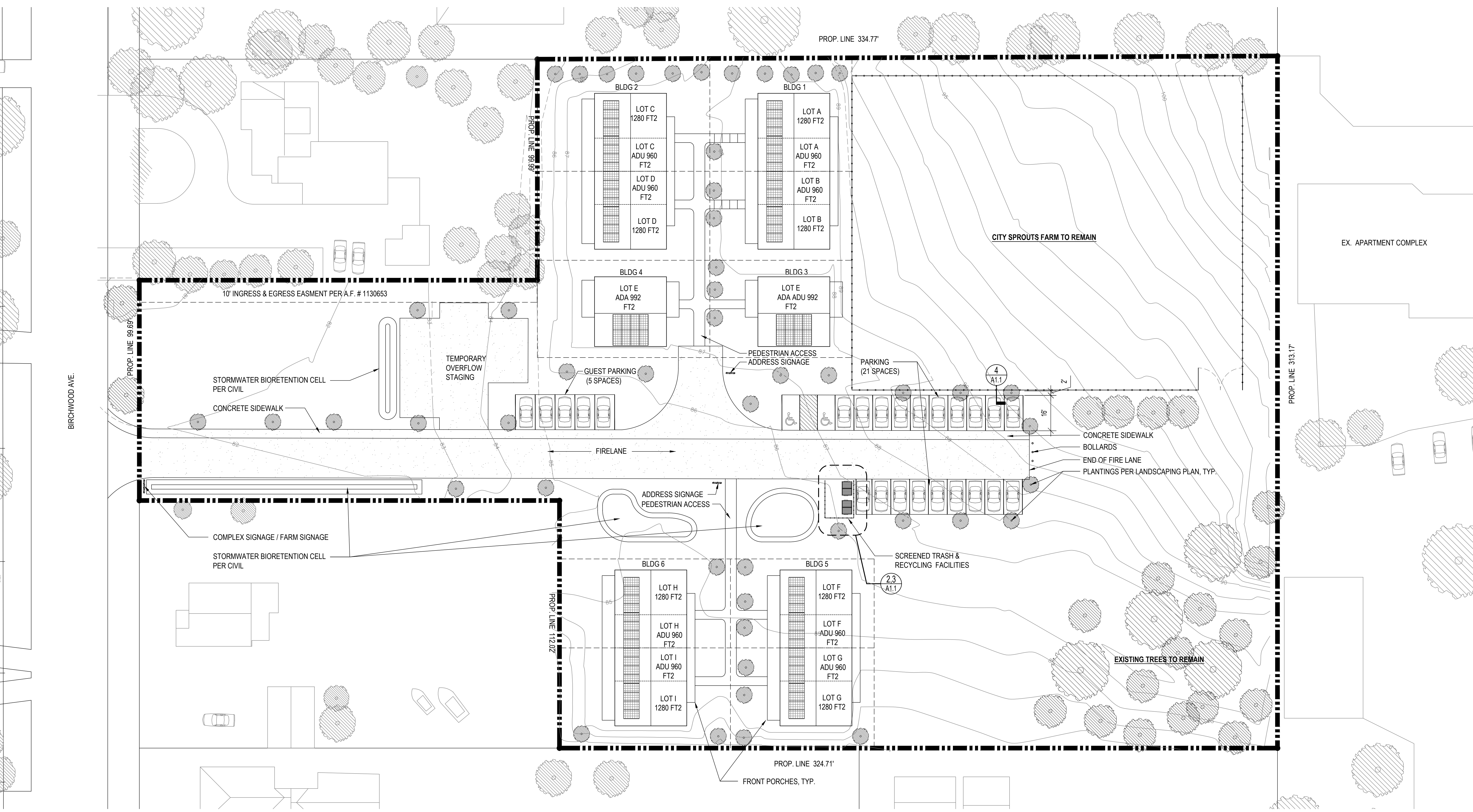
STRUCTURAL ENGINEER:
TBD

CONTRACTOR:
Wellman & Zuck
Chris Abbey
cabbey@wellmanzuck.com

Sheet Index:

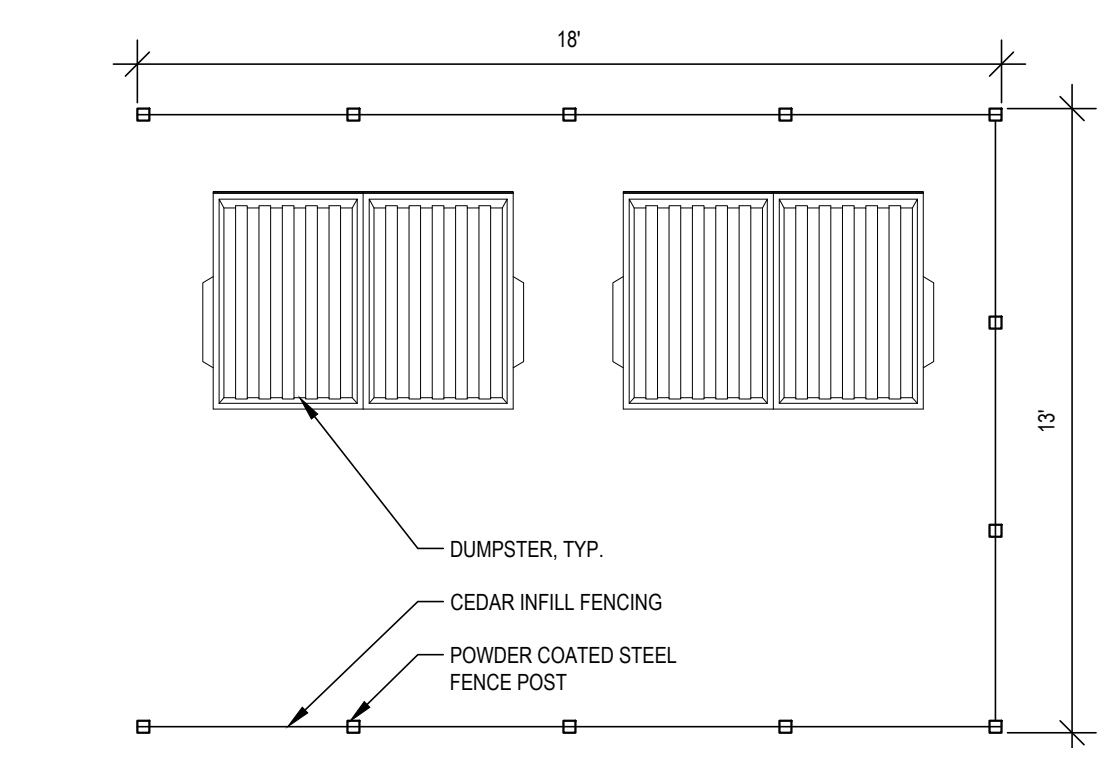
- Coversheet
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- A1.2 Neighborhood Context
- A1.3 Site Context
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- SP2 Proposed Site Plan
- SP3 Preliminary Plat
- SP4 Landscape Plan
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- A2.2 Second Floor (Single Family)
- A2.4 Roof Plan (Single Family)
- A2.5 Ground Floor (ADA)
- A2.7 Roof Plan (ADA)
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- A3.2 East/West Elevations (Single Family)
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- A4.1 Section (Single Family)
- A4.2 Section (ADA)



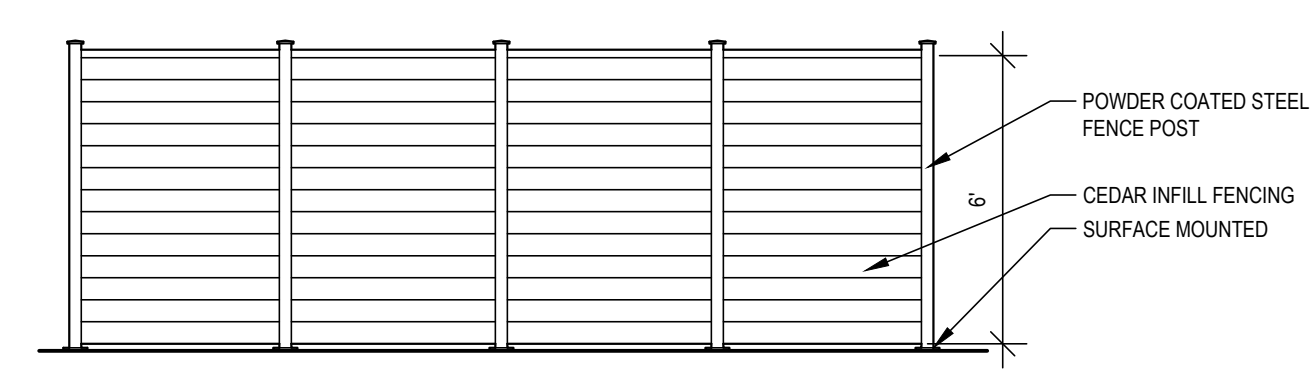


1 SITE PLAN
Scale: 1" = 20'

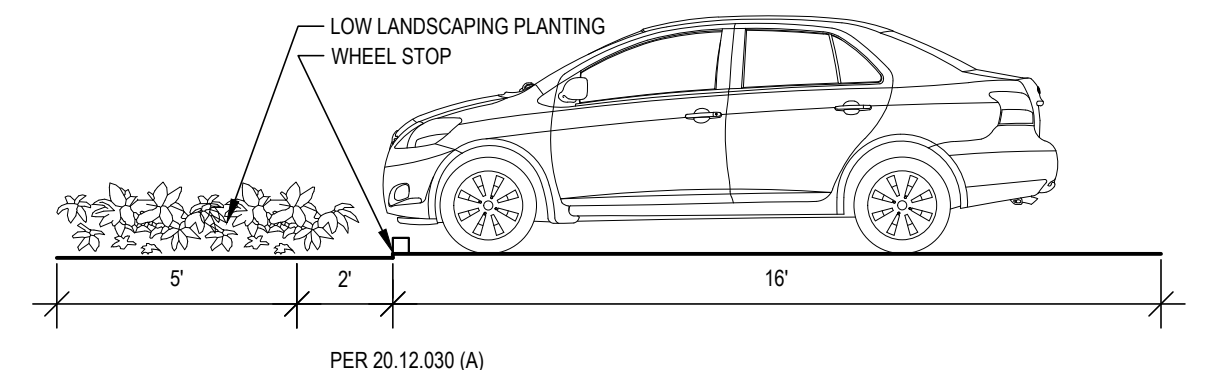
LAND USE INFORMATION	
Address:	2912 & 2918 Birchwood Ave., Bellingham, WA
Lot Size:	121,399 ft ²
Parcel Number:	3802235625310000, 3802235625310001
Legal Description:	LOT A LAFRENIERE LLA AS REC AF 2050806012-EXC NLY 2 AC THEREOF
Cut and Fill Estimates:	XX yards - All spoils to stay onsite.
Stormwater Details:	PER CIVIL
Open Space:	13,844 ft ² (Buildings & Covered Porch) / 121,399 ft ² = 11.4% Building Cover 22,902 ft ² (Total Impermeable Area) / 121,399 ft ² = 18.8% (81.2% OPEN SPACE)
Lot Cover:	Buildings & Covered Porch = 13,844 ft ² Gravel Pedestrian Path = 1,498 ft ² Parking, Sidewalk, Driveway Access = 7,560 ft ² Total Impermeable Area = 22,902 ft ²



2 ENLARGED TRASH/RECYCLING SCREEN PLAN
Scale: 1/4" = 1'-0"



3 TRASH/RECYCLING SCREEN ELEVATION
Scale: 1/4" = 1'-0"

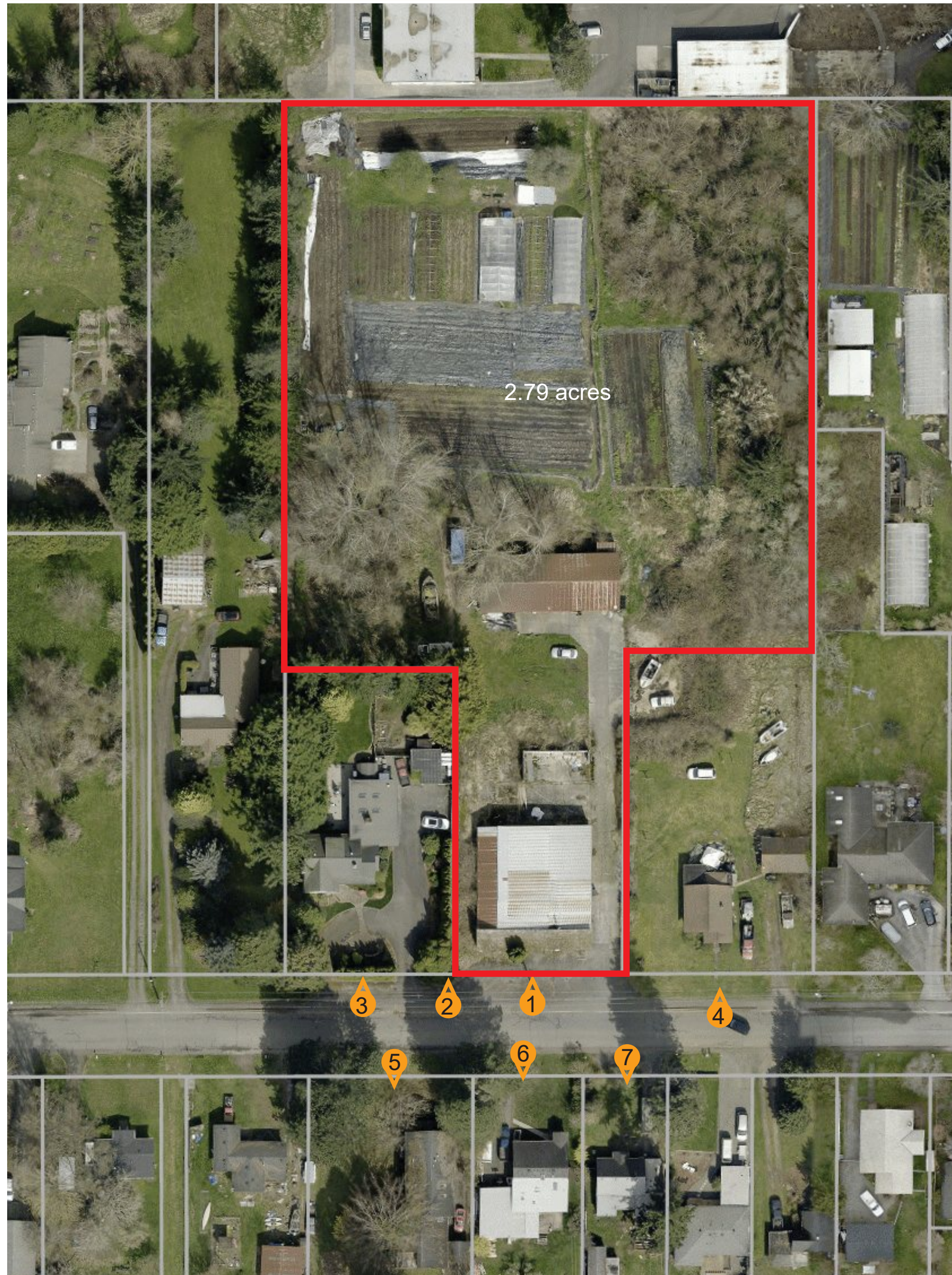


4 LANDSCAPED PARKING DETAIL
Scale: 1/4" = 1'-0"

PARKING:
RESIDENTIAL (1 STALL PER UNIT) = 18 STALLS (2 ADA)
GUEST PARKING = 5 STALLS
TOTAL = 23 STALLS (2 ADA)

NOT FOR CONSTRUCTION

NEIGHBORHOOD CONTEXT



SITE



1. 2912 BIRCHWOOD AVE STREET FRONTAGE (PROJECT SITE)



2. BIRCHWOOD STREET FRONTAGE



3. BIRCHWOOD STREET FRONTAGE



4. BIRCHWOOD STREET FRONTAGE



5. BIRCHWOOD STREET FRONTAGE

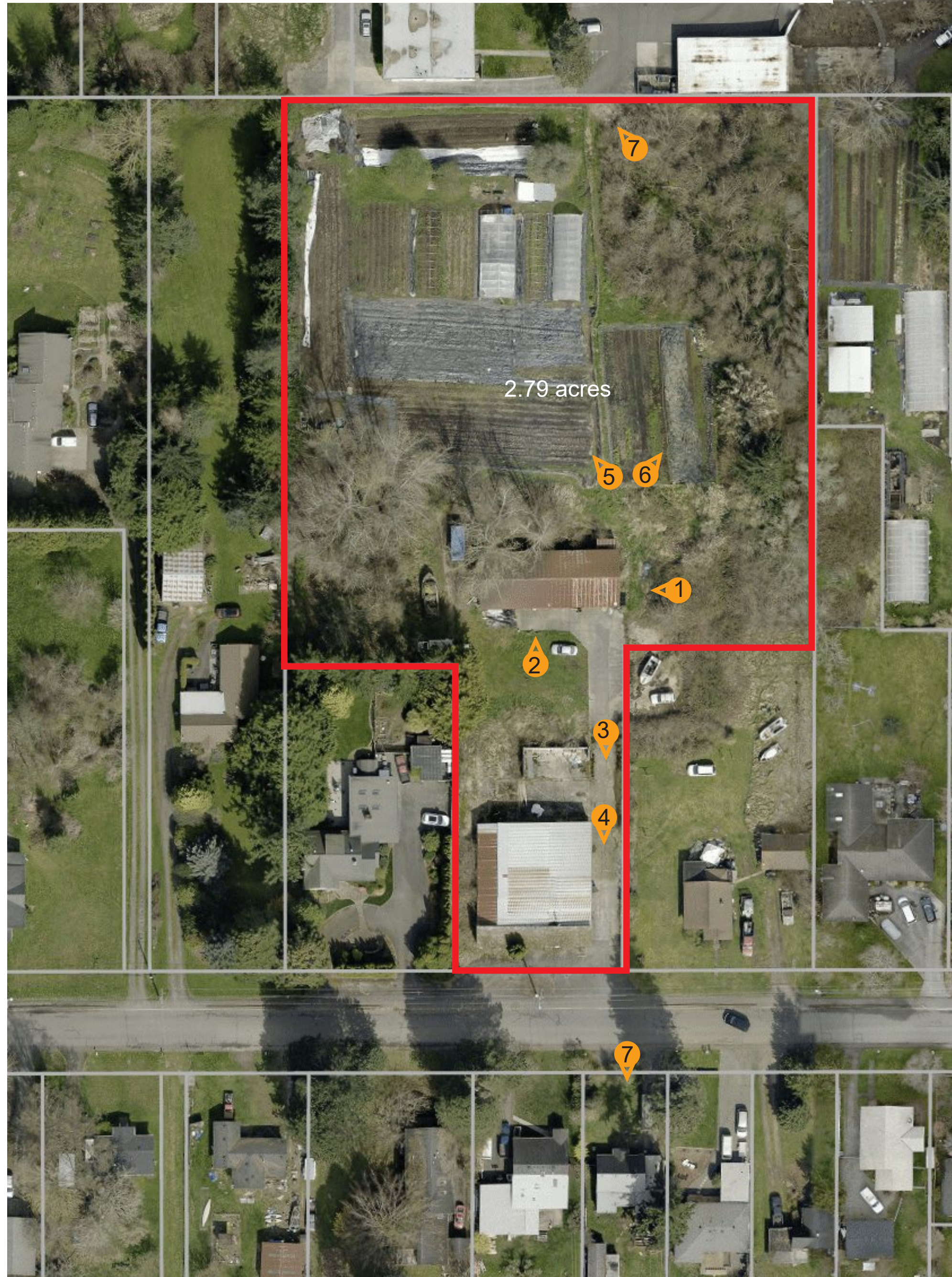


6. BIRCHWOOD STREET FRONTAGE



7. BIRCHWOOD STREET FRONTAGE

SITE CONTEXT



SITE



1. 2912 BIRCHWOOD AVE BUILDING 2 (PROJECT SITE)



2. 2912 BIRCHWOOD AVE BUILDING 2 (PROJECT SITE)



3. 2912 BIRCHWOOD AVE BUILDING 1 & EXISTING ACCESS



4. 2912 BIRCHWOOD - EXISTING ACCESS



5. CITY SPROUTS FARM



6. WILD RYE FARM



7. EXISTING APARTMENT COMPLEX

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360.296.2657

SITE ADDRESS:
KULSHAN COMMUNITY LAND TRUST
2912 BIRCHWOOD AVE
BELLINGHAM, WA 98225
Parcel # 580223662631

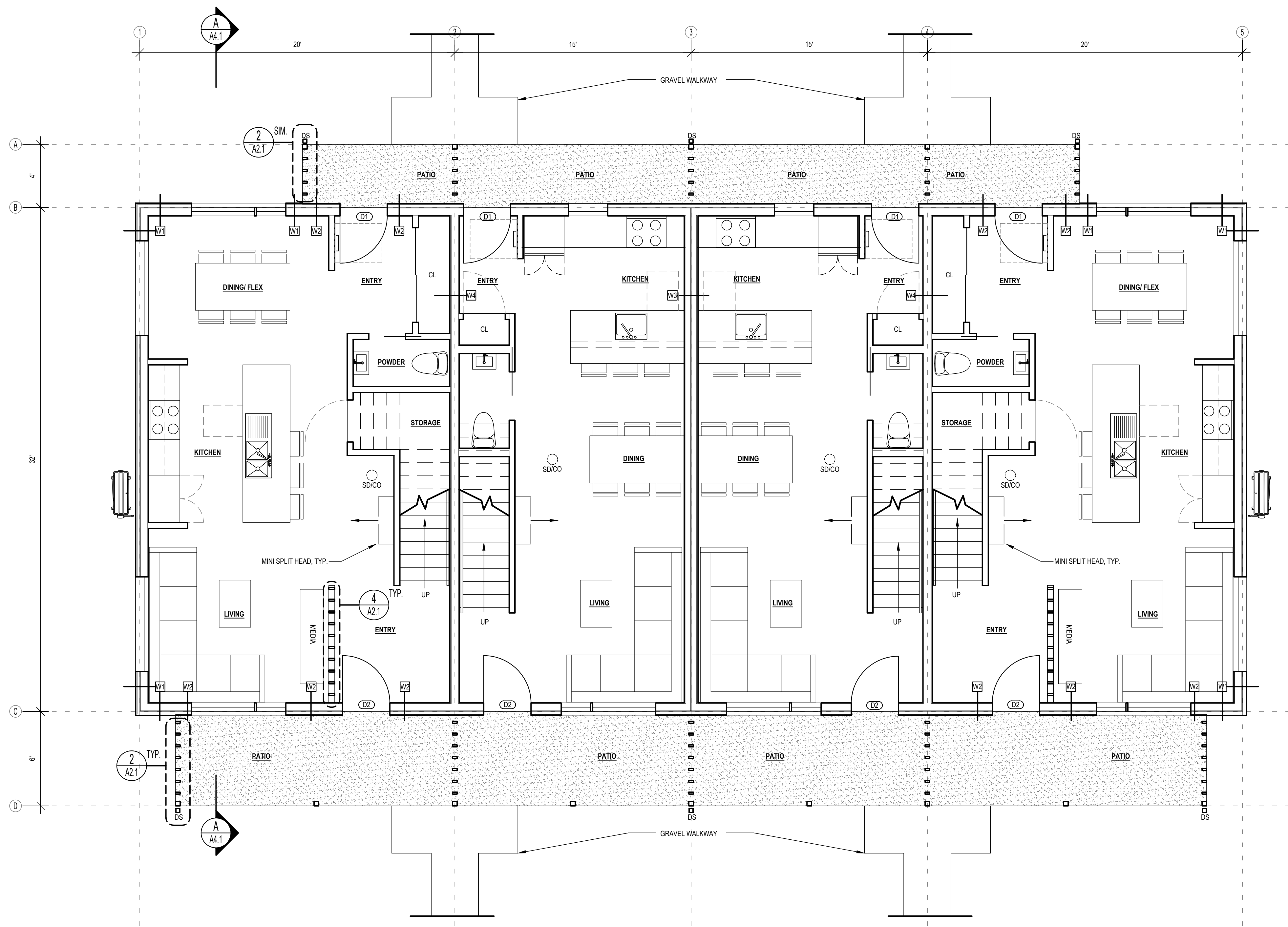
OWNER ADDRESS:
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BELLINGHAM, WA 98225

ISSUANCES

1.31.24 LAND USE

DATE: 1.31.24

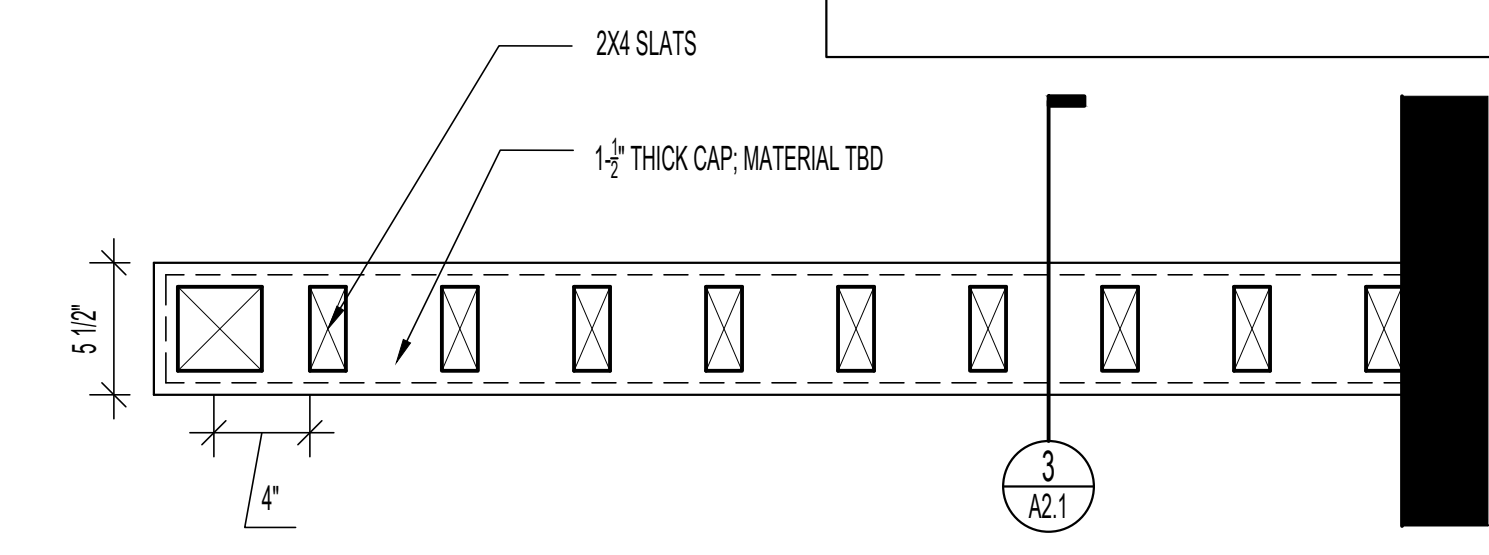
A1.2



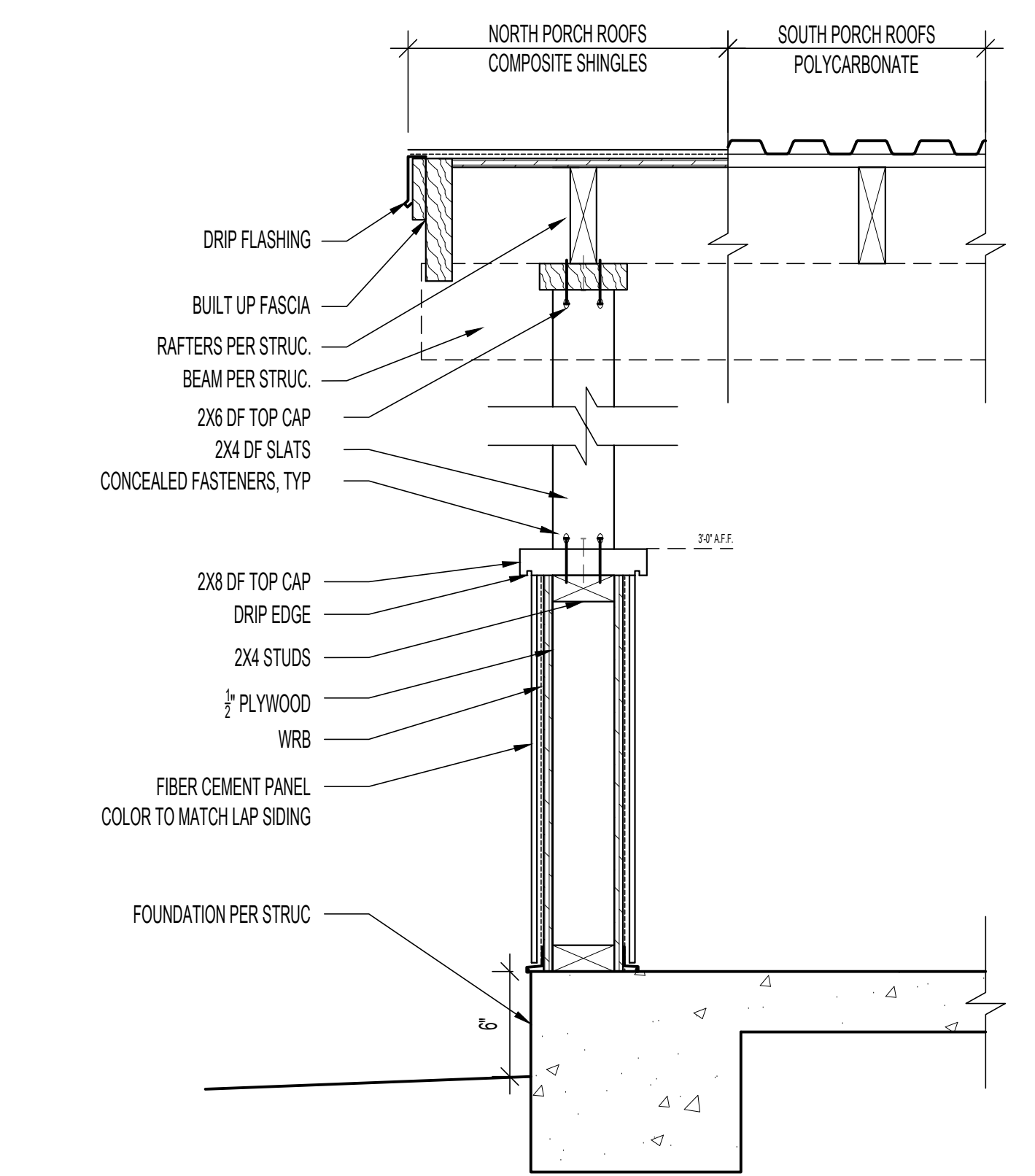
1 GROUND FLOOR PLAN (BUILDINGS 1,2,5,6)
Scale: 1/4"=1'-0"



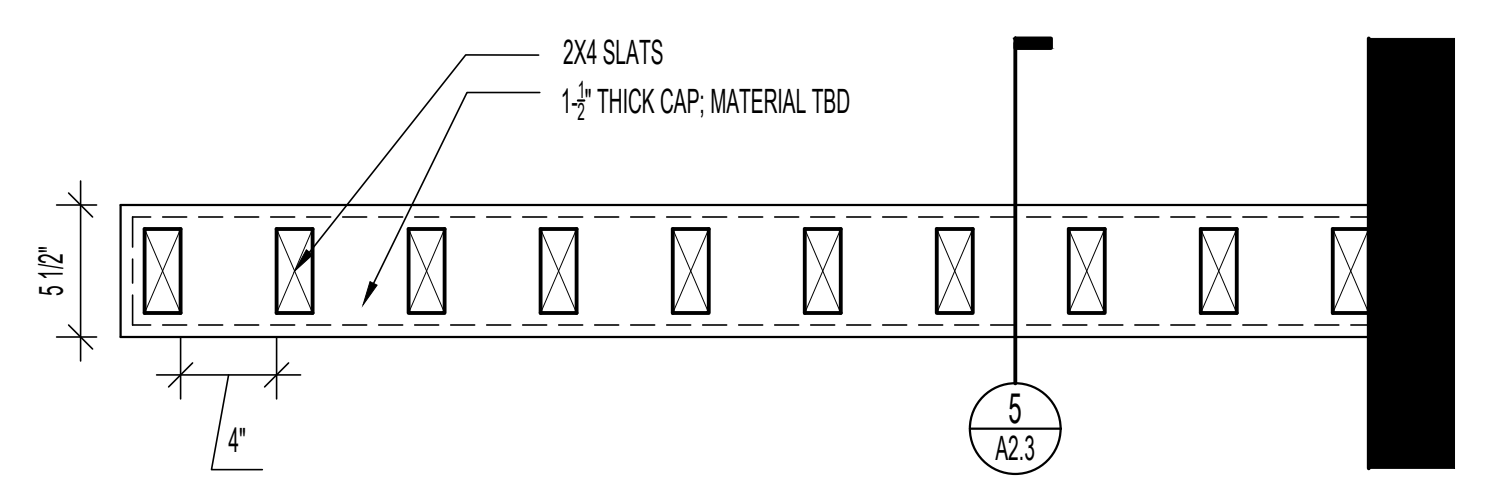
- NOTES:**
- Contractor to confirm all window and door information per A5.0
 - Contractor to confirm all dimensions in field.
 - Dimensions from interior face, Typ.
 - Building Assemblies, See A5.0



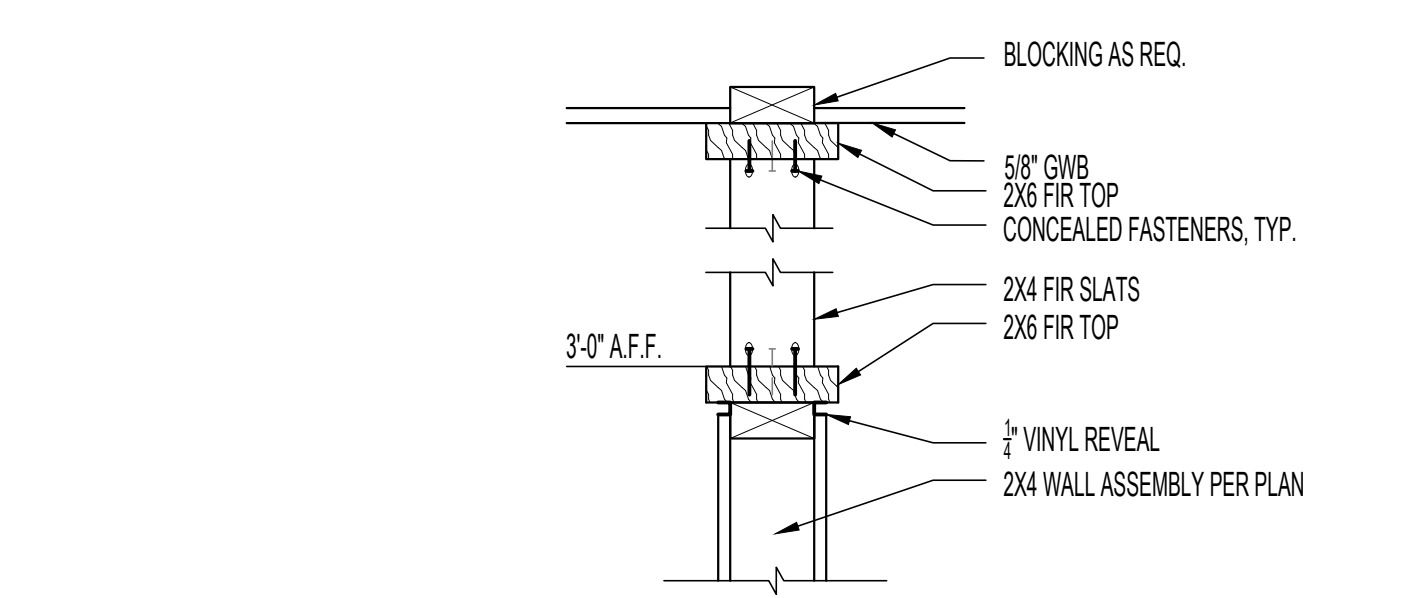
2 EXTERIOR SCREEN WALL
Scale: 1-1/2"=1'-0"



3 EXTERIOR SCREEN WALL
Scale: 1-1/2"=1'-0"

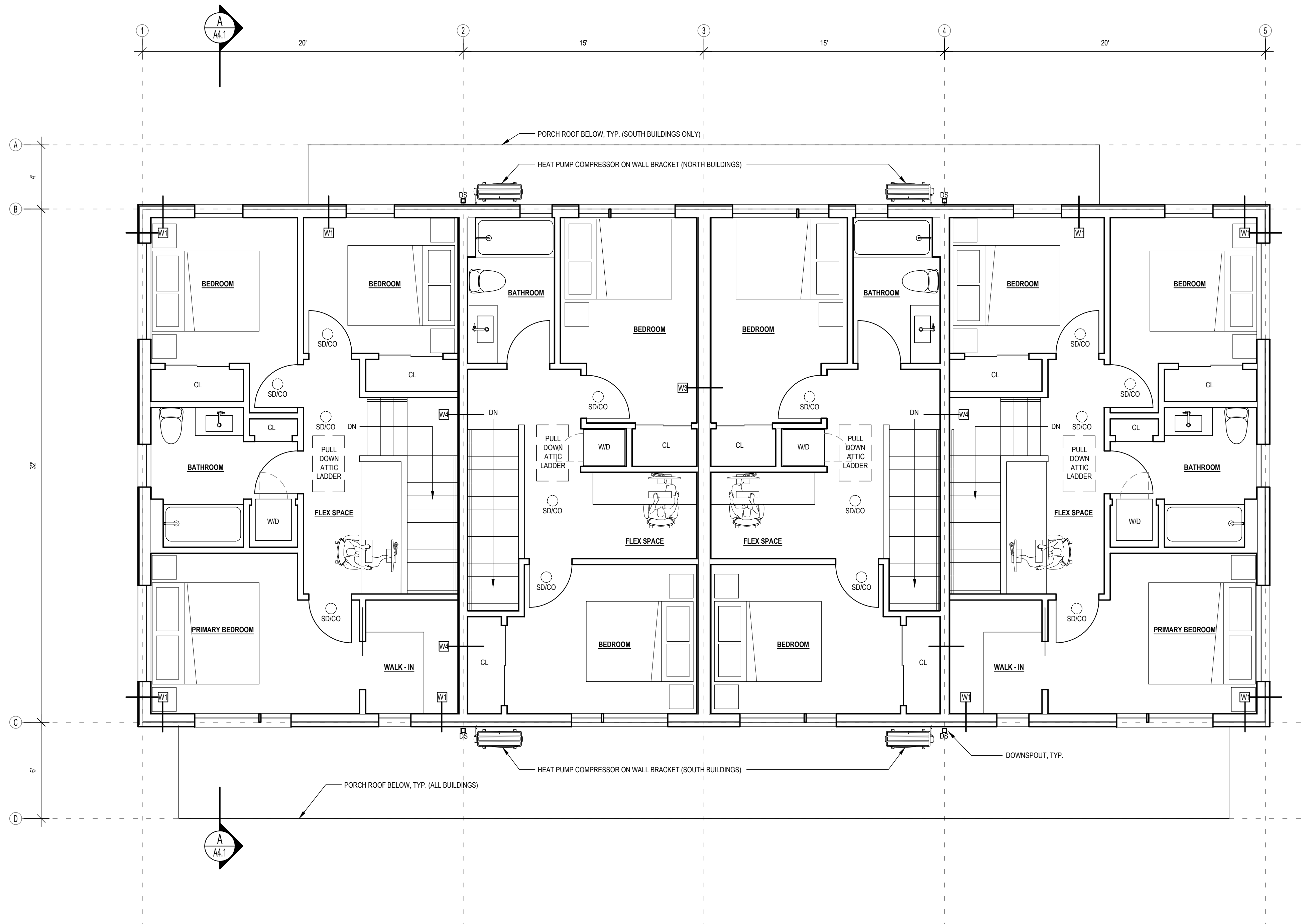


4 INTERIOR SCREEN WALL
Scale: 1-1/2"=1'-0"

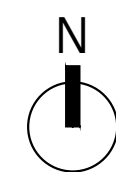


5 INTERIOR SCREEN WALL
Scale: 1-1/2"=1'-0"

NOT FOR CONSTRUCTION



1 SECOND FLOOR PLAN (BUILDINGS 1,2,5,6)
Scale: 1/4"=1'-0"



- NOTES:**
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 - Contractor to confirm all dimensions in field.
 - Dimensions from interior face, Typ.
 - Building Assemblies, See A5.0

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 360.296.2857

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 2912 BIRCHWOOD AVE
 BELLINGHAM, WA 98225
 Parcel # 380223562531

OWNER ADDRESS:
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 BELLINGHAM, WA 98225

ISSUANCES
 1.31.24 LAND USE

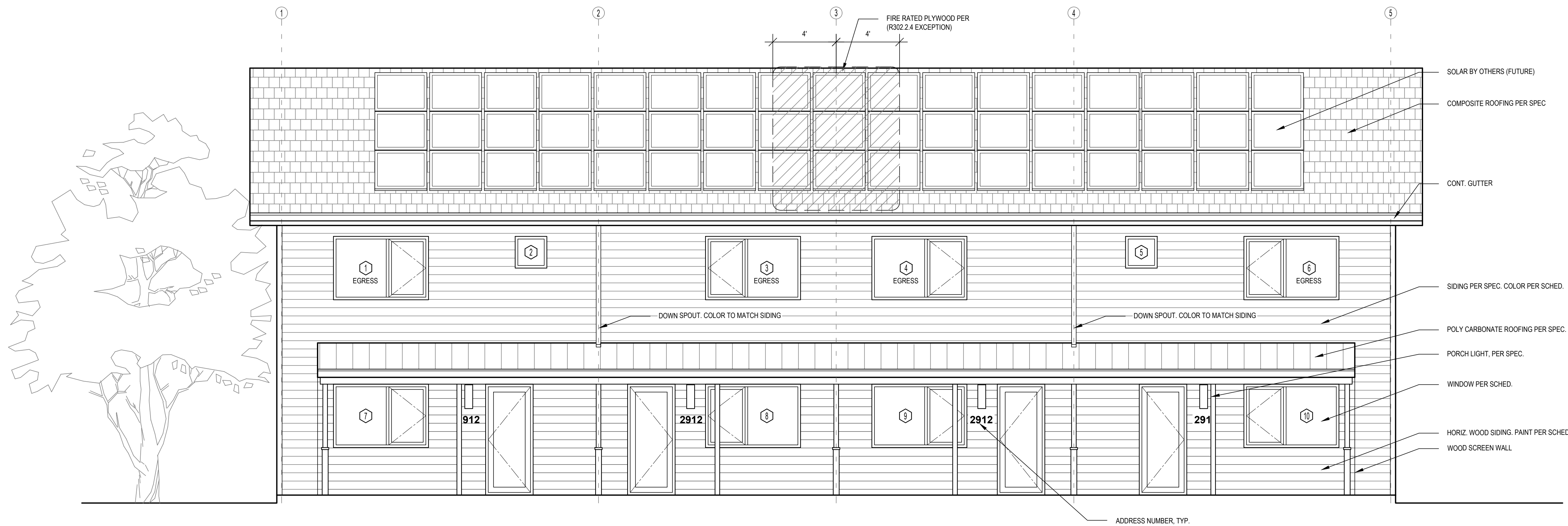
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A2.2

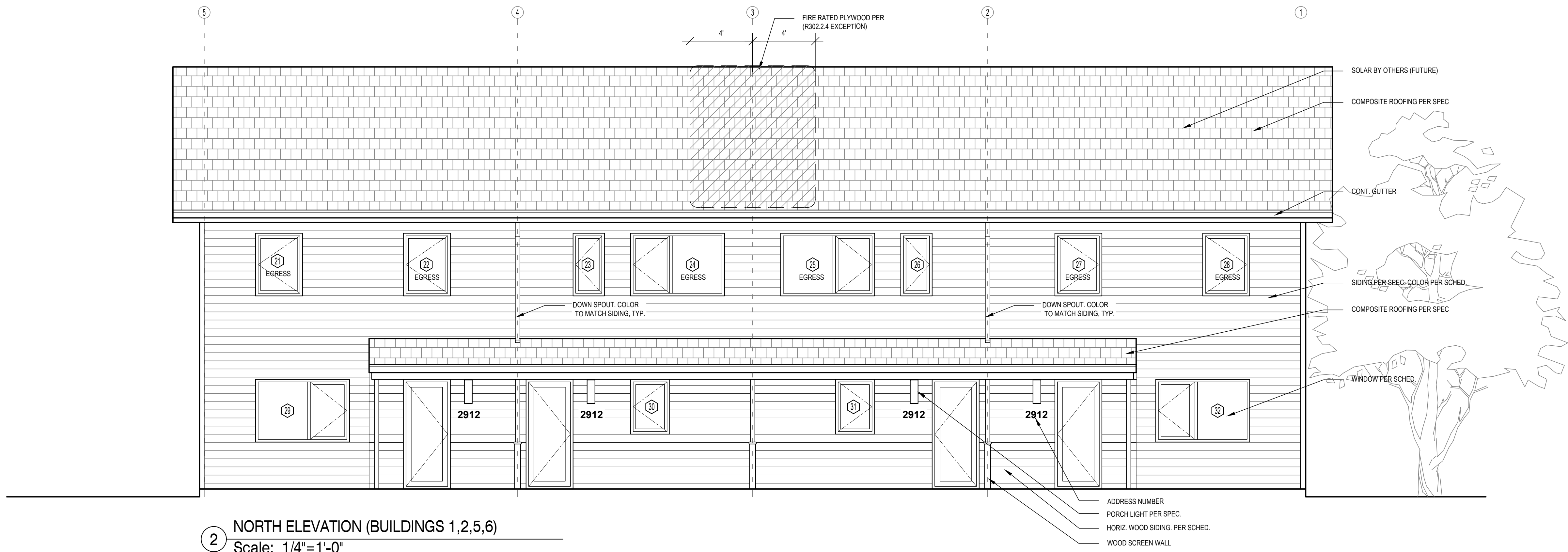
NOT FOR CONSTRUCTION

NOTES:

- Contractor to confirm all window and door information per A5.0
- Contractor to confirm all dimensions in field.
- Dimensions from interior face. Typ.
- Building Assemblies, See A5.0



1 SOUTH ELEVATION (BUILDINGS 1,2,5,6)
 Scale: 1/4"=1'-0"



2 NORTH ELEVATION (BUILDINGS 1,2,5,6)
 Scale: 1/4"=1'-0"

NOT FOR CONSTRUCTION

NOTES:

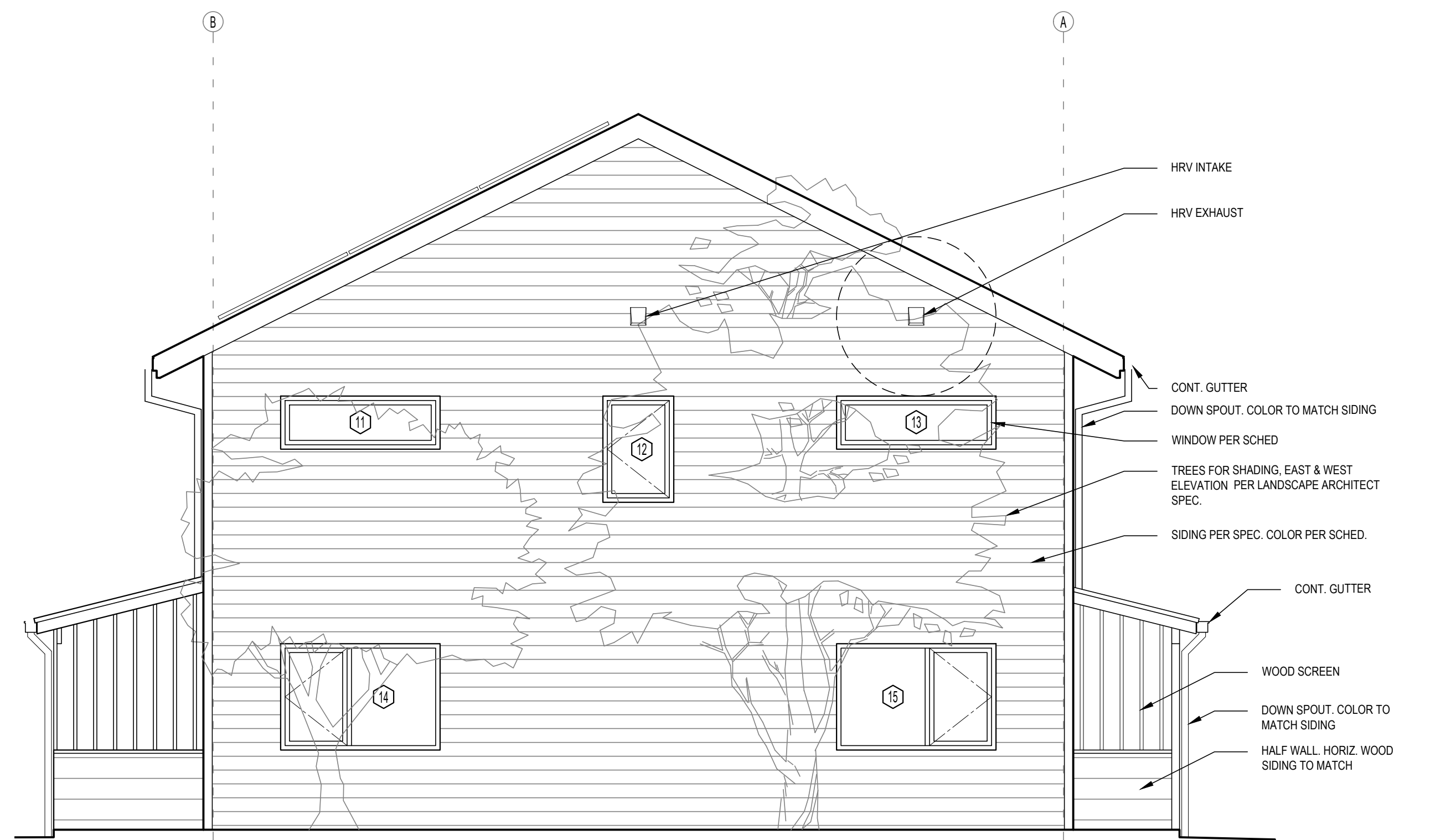
- Contractor to confirm all window and door information per A5.0
- Contractor to confirm all dimensions in field.
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- Building Assemblies, See A5.0

ISSUANCES

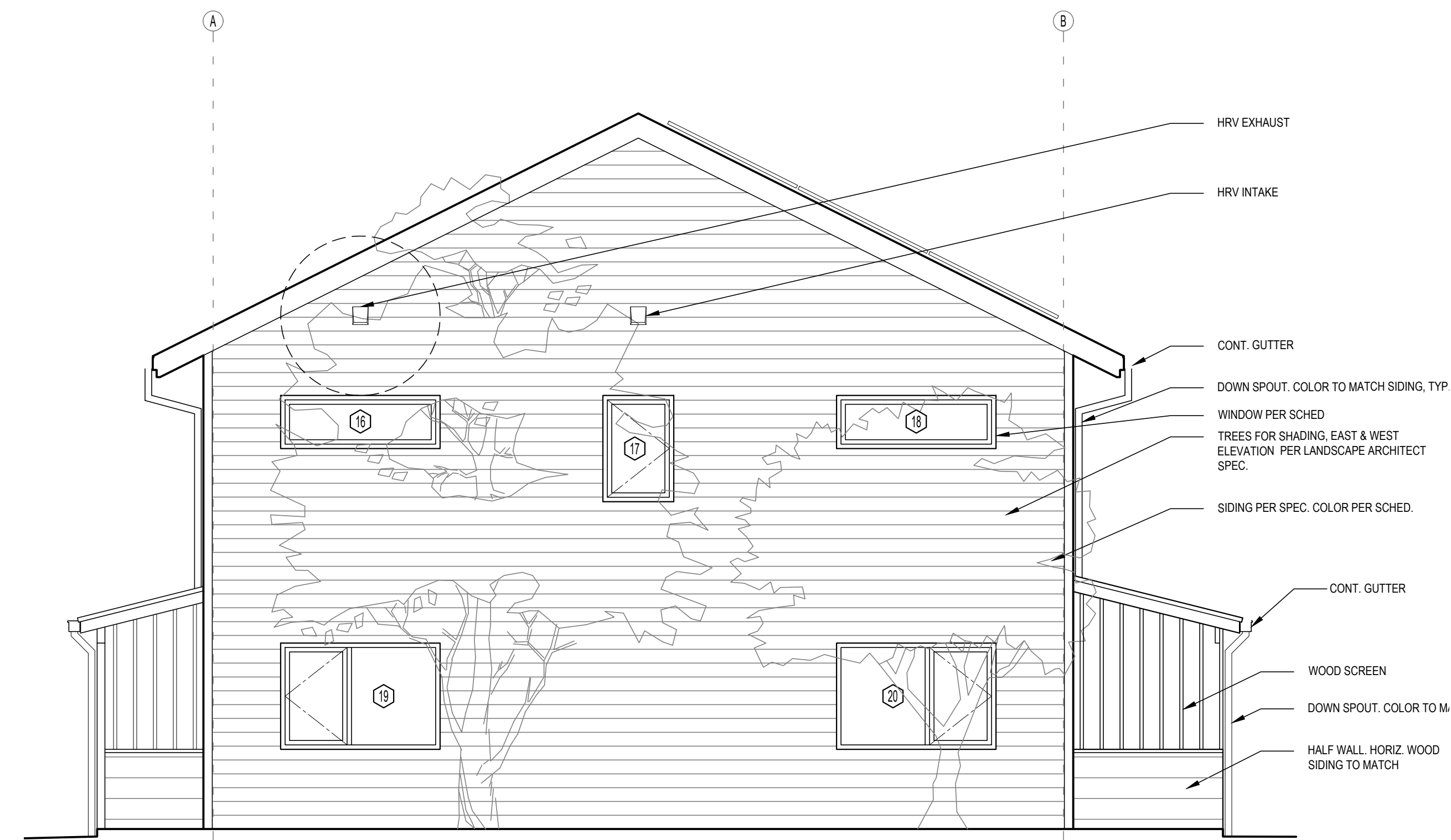
1.31.24 LAND USE

DATE: 1.31.24

A3.2



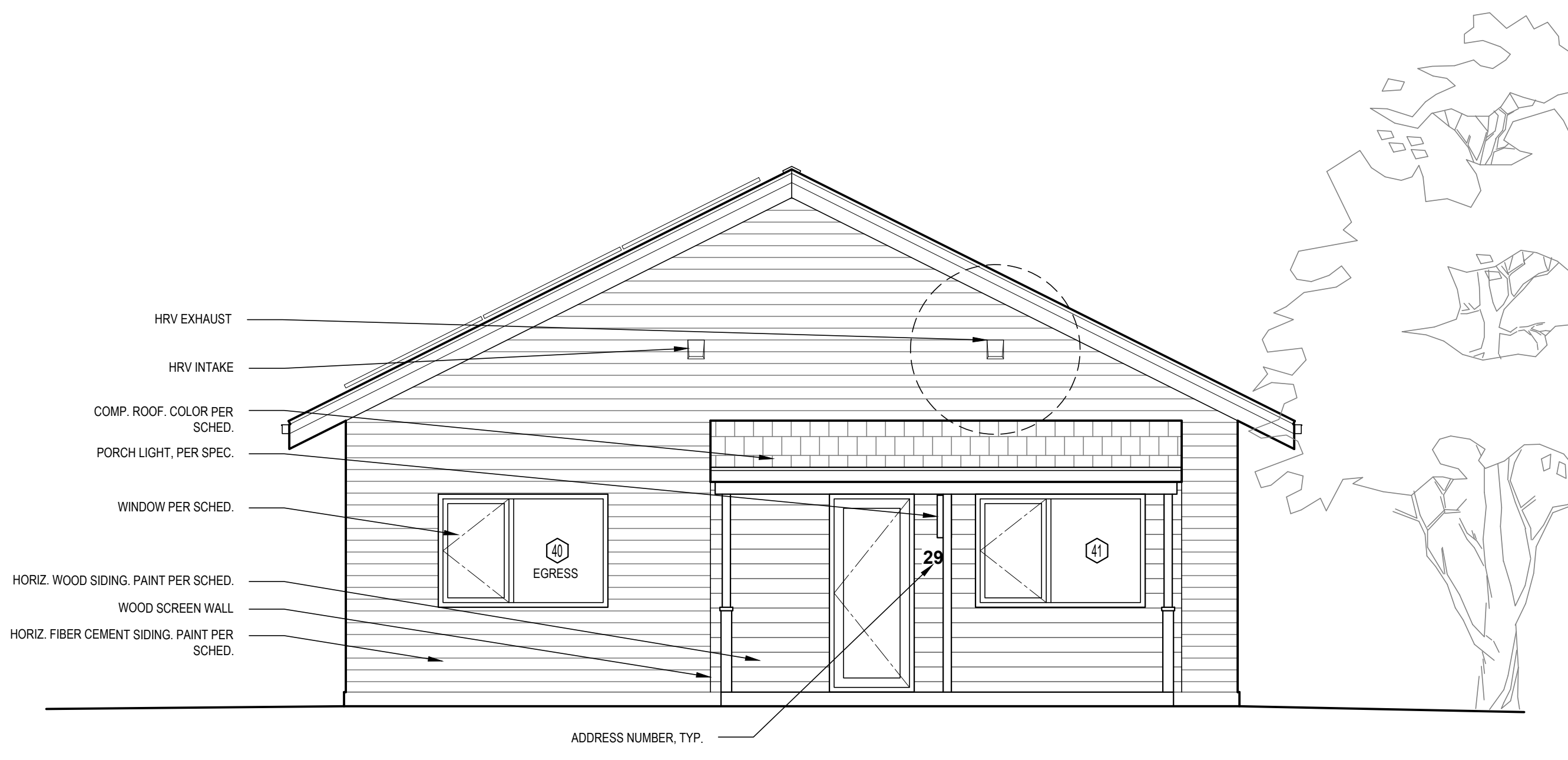
1 EAST ELEVATION (BUILDINGS 1,2,5,6)
 Scale: 1/4"=1'-0"



2 WEST ELEVATION (BUILDINGS 1,2,5,6)
 Scale: 1/4"=1'-0"

NOTES:

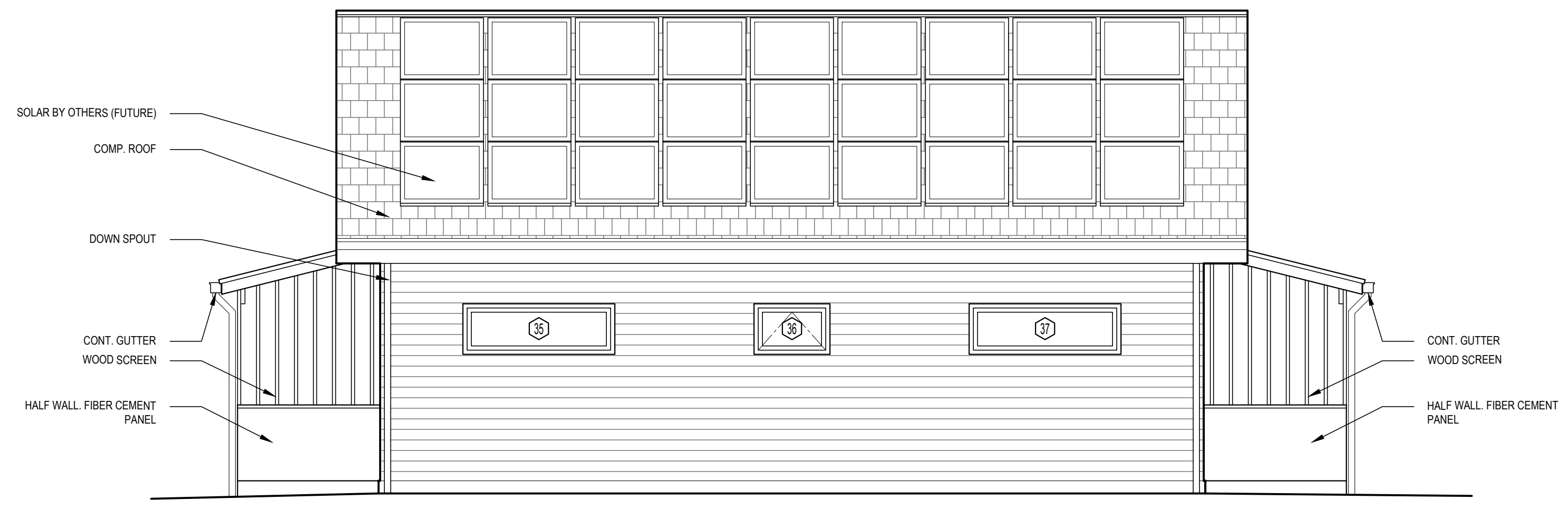
- Contractor to confirm all window and door information per A5.0
- Contractor to confirm all dimensions in field.
- Dimensions from interior face. Typ.
- Building Assemblies, See A5.0



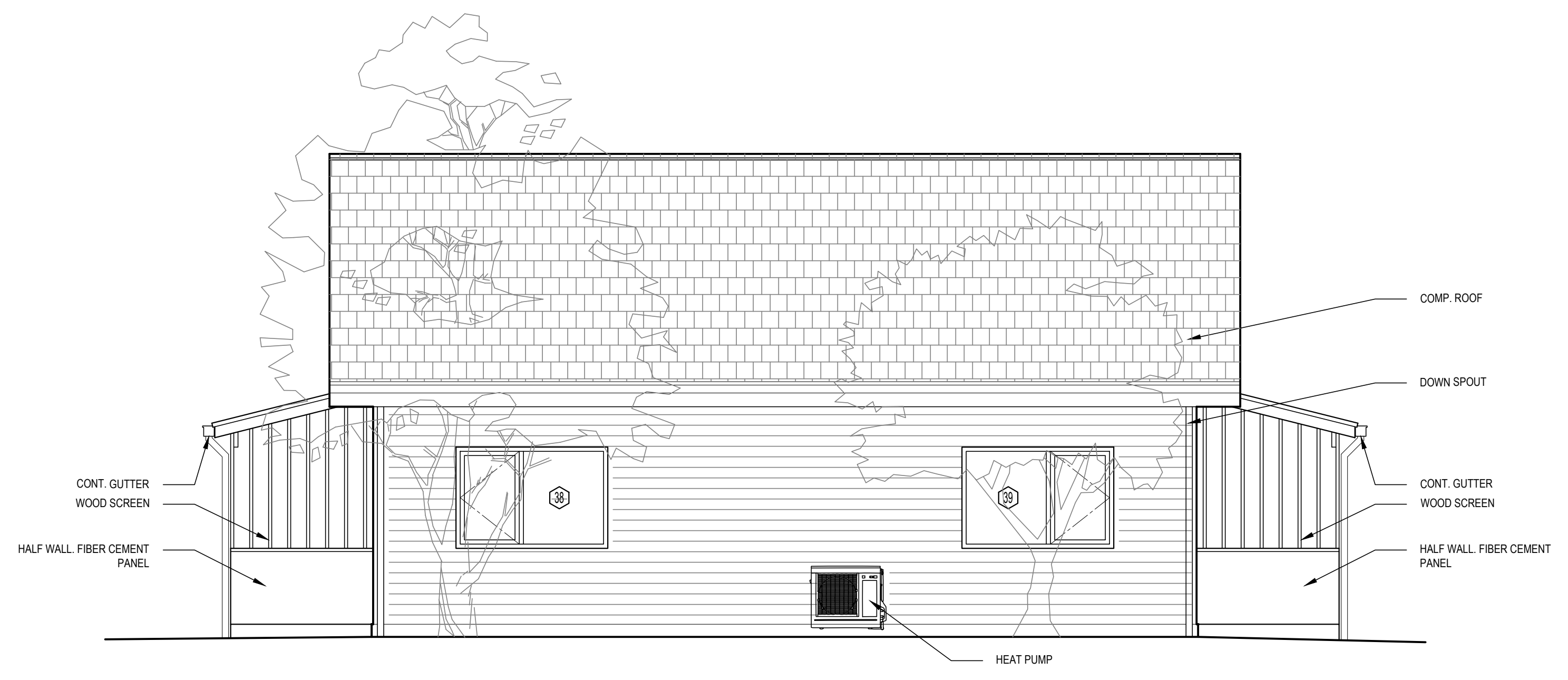
1 NORTH ELEVATION ADA
 Scale: 1/4"=1'-0"



2 SOUTH ELEVATION ADA
 Scale: 1/4"=1'-0"



3 EAST ELEVATION ADA
 Scale: 1/4"=1'-0"



4 WEST ELEVATION ADA
 Scale: 1/4"=1'-0"

NOT FOR CONSTRUCTION



○ BIRDS EYE VIEW
Scale: NTS

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ISSUANCES
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DATE: 1.31.24

A3.4

NOT FOR CONSTRUCTION



○ SINGLE FAMILY + ADU
Scale: NTS



○ PEDESTRIAN PATHWAY
Scale: NTS

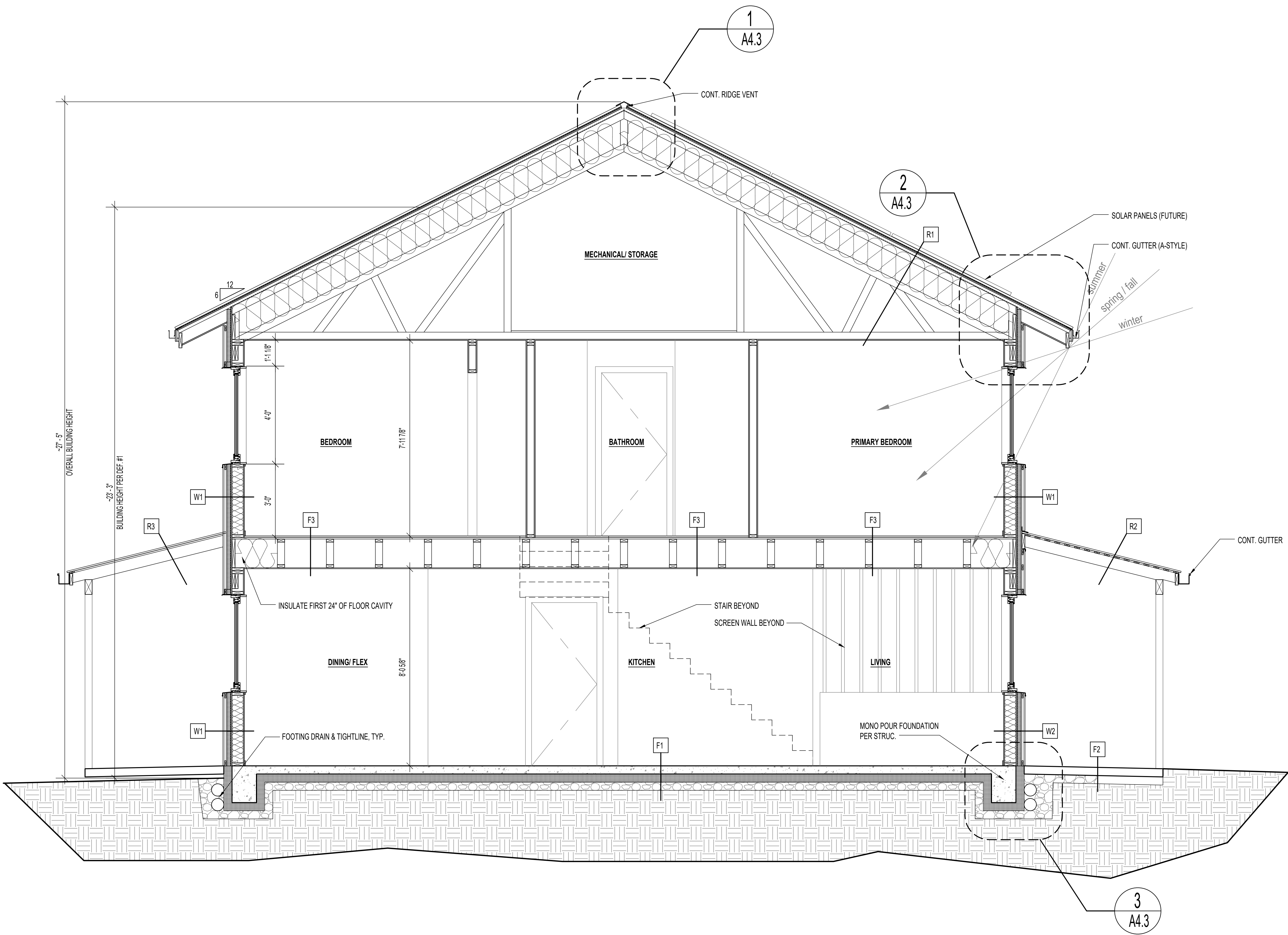


○ ADA UNIT
Scale: NTS



○ BIRDS EYE VIEW
Scale: NTS

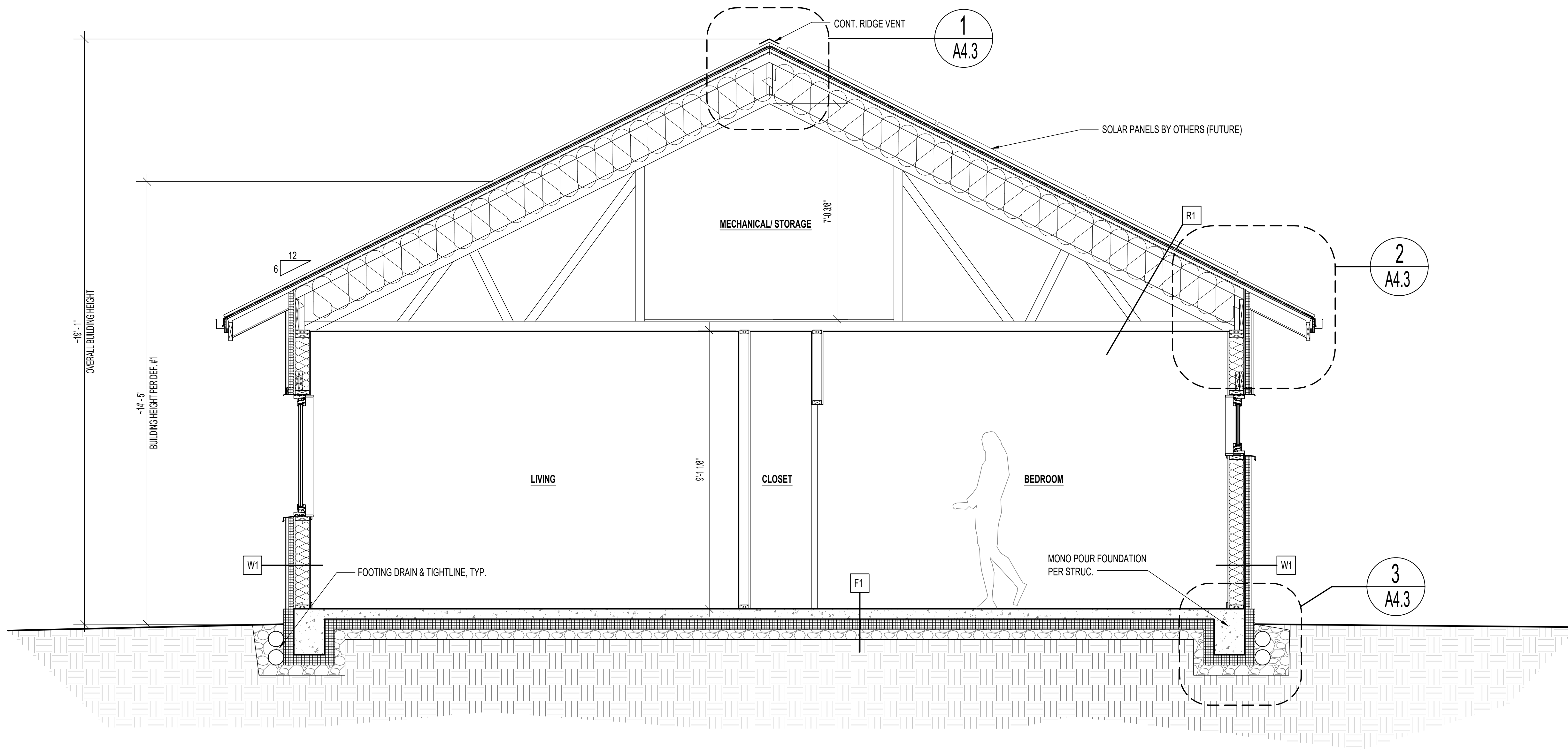
- NOTES:**
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 - Contractor to confirm all dimensions in field.
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 - Building Assemblies, See A5.0



A TRANSVERSE SECTION (BUILDINGS 1,2,5,6)
 Scale: 1/2"=1'-0"

NOT FOR CONSTRUCTION

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 - Contractor to confirm all dimensions in field.
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1 TRANSVERSE SECTION ADA
Scale: 1/2"=1'-0"

ISSUANCES
1.31.24 LAND USE

DATE: 1.31.24

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