

SITE DEVELOPMENT:
TOTAL SITE: 485,634 SF = 11.5 ACRES
PROPOSED: 249,401 SF 51.4%
UNDISTURBED: 236,281 SF 48.6%

COMMON USABLE AREA:
REQUIRED CUA: 186 DU x 250' = 26,500 SF
EXTERIOR CUA: 40,600 SF
INTERIOR CUA: 3,000 SF
TOTAL UA: 43,600 SF

PARKING: LOTS A-F:
REQUIRED: 106x2: 212 / 318 = 66
ACTUAL: LOTS A-F: 249 / 318 = 183
ACCESSIBLE: 1
VAN: 2
EVCs (10%): 50
EVCs (5%): 13
(14 DEVCs + 1 EVCs)
BICYCLE SPACES:
REQUIRED: 249 x 10% = 25
PROVIDED:
EXTERIOR: 30
INTERIOR: 24
TOTAL PROVIDED: 54
INTERIOR STORAGE LOCKERS: 82

PRELIMINARY
NOT FOR
CONSTRUCTION

Schematic Design
CityView Apartments
4413 Consolidation Avenue
Bellingham, Washington

ISSUED FOR: DATE:
PDC RFI Submittal 2/20/20
Schematic Review 10/13/22

PROJECT NO.: 19-035
DRAWN: r,b,g
SCALE: 1"=40'-0"

Site Plan

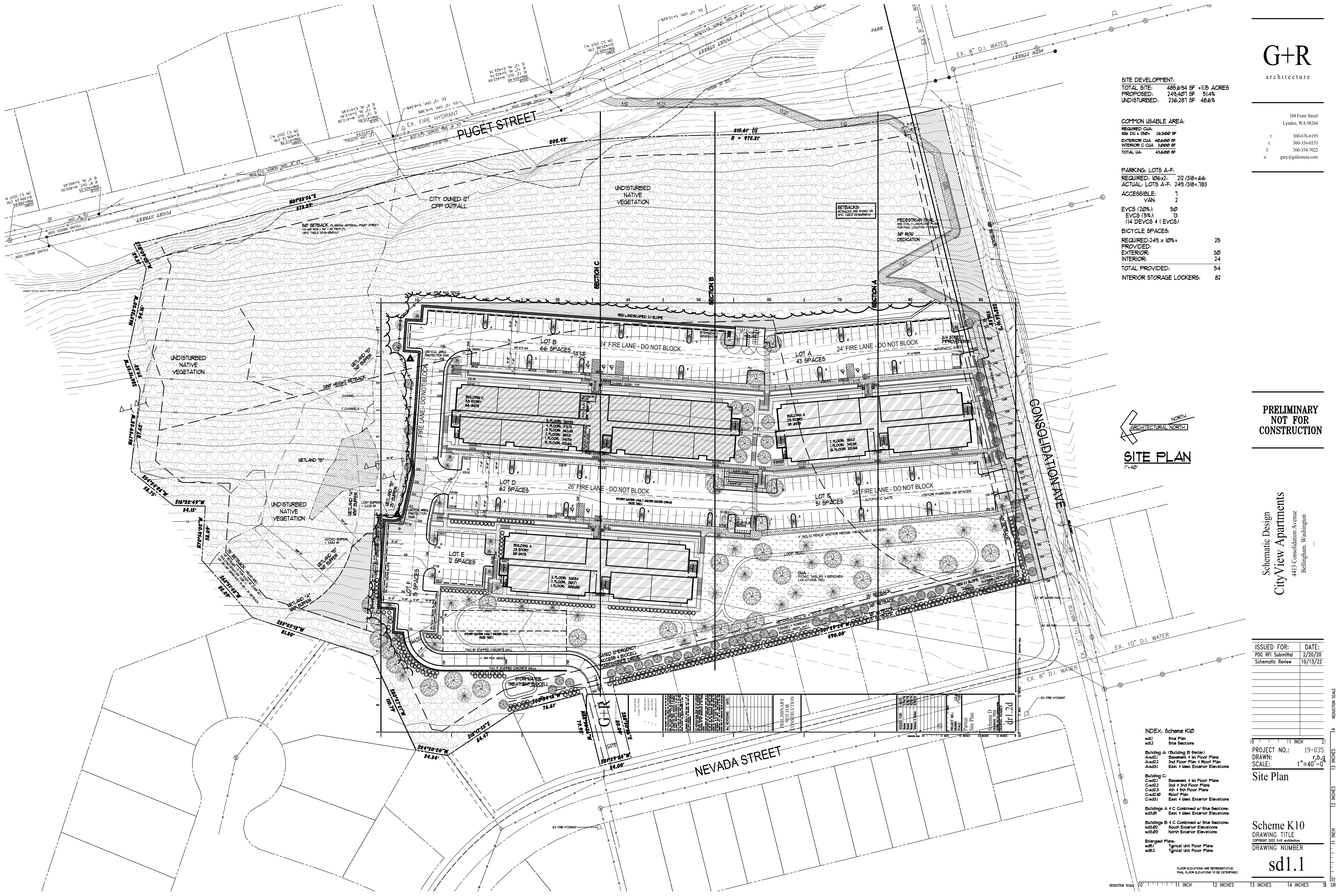
Scheme K10
DRAWING TITLE
COPYRIGHT 2022 G+R architecture
DRAWING NUMBER

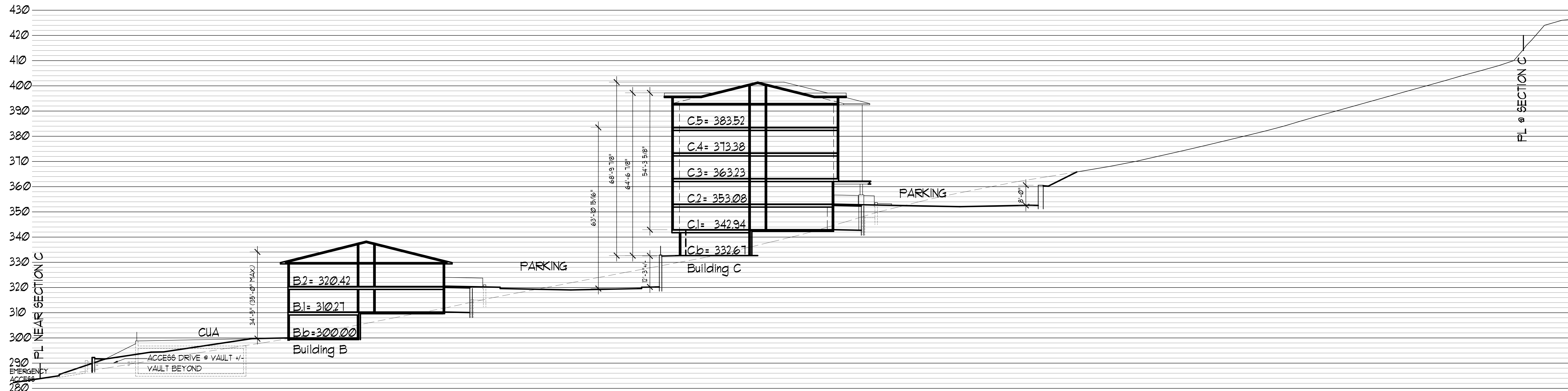
sd1.1

INDEX: Scheme K10
ed1 Site Plan
ed2 Site Sections
Building A: (Building B Similar)
Aas2.1 Basement + 1st Floor Plans
Aas2.2 2nd Floor Plan + Roof Plan
Aas2.3 East + West Exterior Elevations
Building C:
Cas2.1 Basement + 1st Floor Plans
Cas2.2 2nd + 3rd Floor Plans
Cas2.3 4th + 5th Floor Plans
Cas2.4 Roof Plan
Cas2.5 East + West Exterior Elevations
Buildings A + C Combined w/ Site Sections:
cd3.01 East + West Exterior Elevations
Buildings B + C Combined w/ Site Sections:
cd3.02 South Exterior Elevations
cd3.03 North Exterior Elevations
Enlarged Plans:
ed1 Typical Unit Floor Plans
ed2 Typical Unit Floor Plans

FLOOR ELEVATIONS ARE REPRESENTATIVE.
FINAL FLOOR ELEVATIONS TO BE DETERMINED.

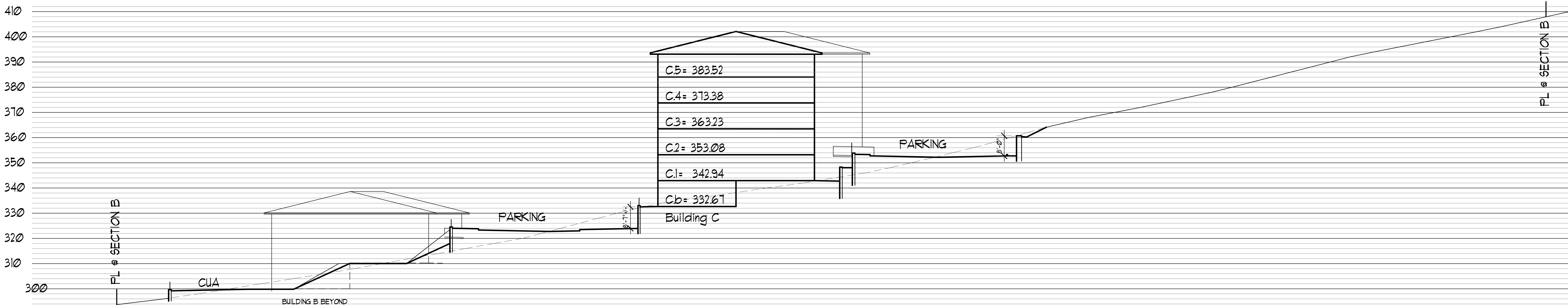
NORTH
ARCHITECTURAL NORTH
SITE PLAN
1"=40'





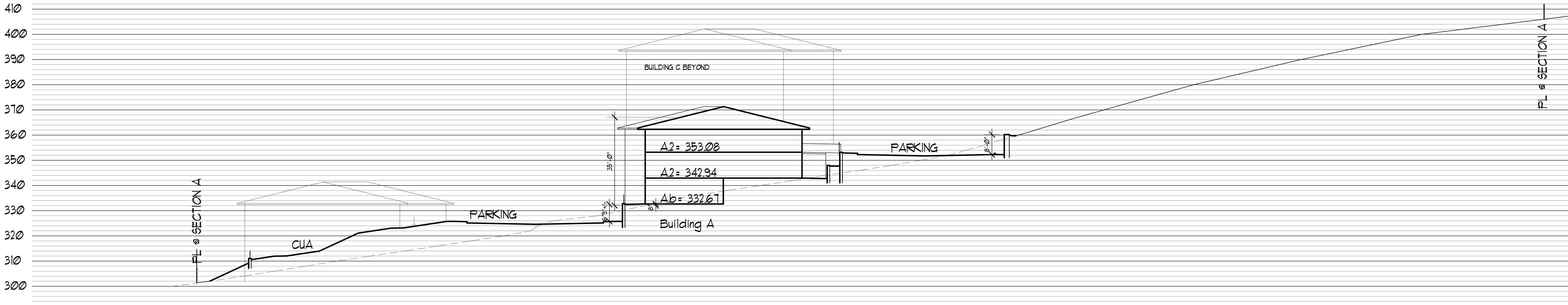
SITE SECTION C: BUILDINGS B & C:

1"=20'



SITE SECTION B: BUILDING C:

1"=20'



SITE SECTION A: BUILDING A:

1"=20'

G+R
architecture

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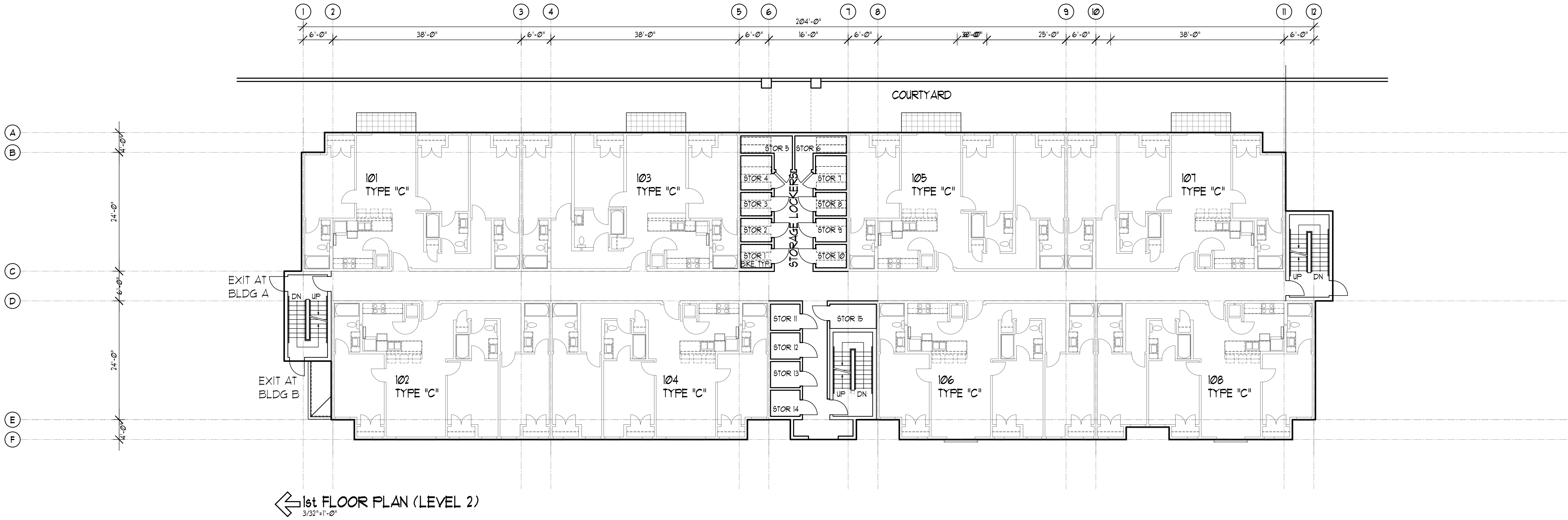
Site Sections

Scheme K10
DRAWING TITLE
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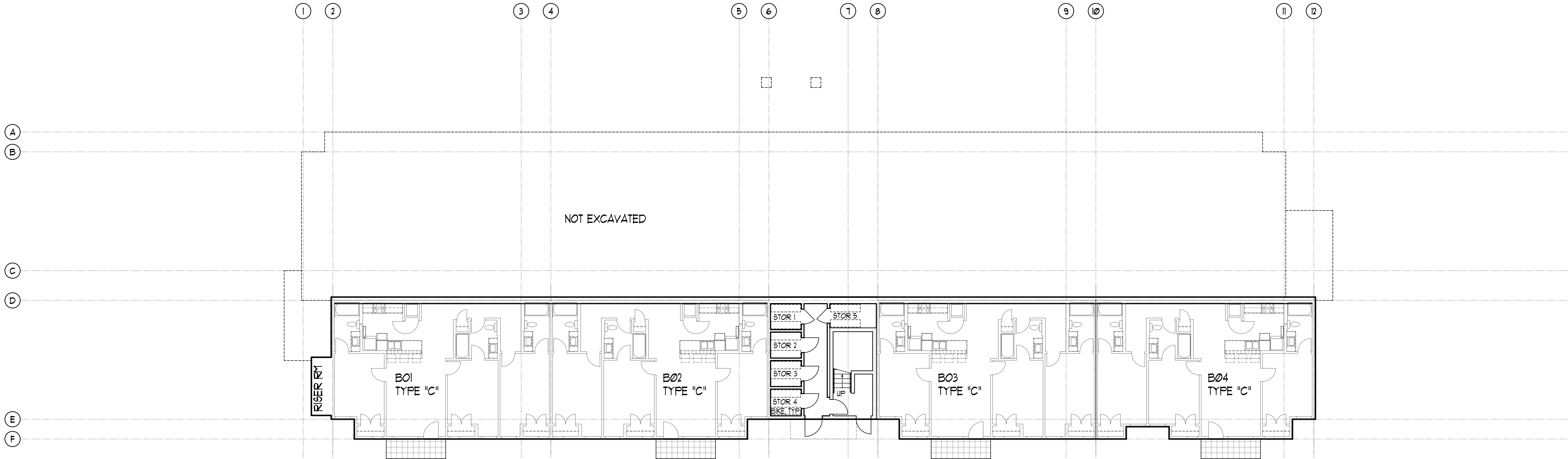
sd1.2

FLOOR ELEVATIONS ARE REPRESENTATIVE.
FINAL FLOOR ELEVATIONS TO BE DETERMINED.

REDUCTION SCALE 10" 11" 12" 13" 14" 15" 16" 17" 18" 19" 20" 21" 22" 23" 24" 25" 26" 27" 28" 29" 30" 31" 32" 33" 34" 35" 36" 37" 38" 39" 40" 41" 42" 43" 44" 45" 46" 47" 48" 49" 50" 51" 52" 53" 54" 55" 56" 57" 58" 59" 60" 61" 62" 63" 64" 65" 66" 67" 68" 69" 70" 71" 72" 73" 74" 75" 76" 77" 78" 79" 80" 81" 82" 83" 84" 85" 86" 87" 88" 89" 90" 91" 92" 93" 94" 95" 96" 97" 98" 99" 100" 101" 102" 103" 104" 105" 106" 107" 108" 109" 110" 111" 112" 113" 114" 115" 116" 117" 118" 119" 120" 121" 122" 123" 124" 125" 126" 127" 128" 129" 130" 131" 132" 133" 134" 135" 136" 137" 138" 139" 140" 141" 142" 143" 144" 145" 146" 147" 148" 149" 150" 151" 152" 153" 154" 155" 156" 157" 158" 159" 160" 161" 162" 163" 164" 165" 166" 167" 168" 169" 170" 171" 172" 173" 174" 175" 176" 177" 178" 179" 180" 181" 182" 183" 184" 185" 186" 187" 188" 189" 190" 191" 192" 193" 194" 195" 196" 197" 198" 199" 200" 201" 202" 203" 204" 205" 206" 207" 208" 209" 210" 211" 212" 213" 214" 215" 216" 217" 218" 219" 220" 221" 222" 223" 224" 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1st FLOOR PLAN (LEVEL 2)
3/32"=1'-0"



BASEMENT FLOOR PLAN (LEVEL 1)
3/32"=1'-0"

BUILDING A:
CONSTRUCTION:
OCCUPANCY: R-2
TYPE: V-B
No. OF STORIES/SPRINKLED: 3
ALLOWABLE SF/SIR: 43,000 SF
ACTUAL AREA: 30,238 SF

BUILDING A:
SQUARE FOOTAGE:
BASEMENT: 5,561 SF
1st FLOOR: 12,461 SF
2nd FLOOR: 12,216 SF
TOTAL: 30,238 SF

BUILDING A: (Building B similar)
NUMBER OF UNITS: 20
ACCESSIBLE UNITS PER ICC A117.1-2009 10.10.03
FLOORS ACCESSIBLE WITHIN FIFTY (50) FEET OF PARKING: 2nd FLOOR
2nd FLOOR HAS ONE (1) TYPE "A" AND SEVEN (7) TYPE "B" ACCESSIBLE UNITS.
1st FLOOR IS NOT ACCESSIBLE AND HAS EIGHT (8) TYPE "C" UNITS.
BASEMENT HAS FOUR (4) UNITS REQUIRING APPROXIMATELY 250 FEET TO 415 FEET
OF TRAVEL UP MULTIPLE RAMPS AND WALKWAYS FROM NEAREST PARKING
AND HAS FOUR (4) TYPE "C" NON-ACCESSIBLE UNITS.

UNIT TYPES:
TYPE "A": ACCESSIBILITY PER ICC A117.1-2009 10.10.03
TYPE "B": ACCESSIBILITY PER ICC A117.1-2009 10.10.04
TYPE "C": NOT ACCESSIBLE PER ICC A117.1-2009

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Bellingham, Washington
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Building A
Basement &
1st Floor Plans
Scheme K10
Bldg B similar
DRAWING TITLE
COPYRIGHT 2022 G+R architecture
DRAWING NUMBER

A:sd2.1

REDUCTION SCALE 10" 11" 12" 13" 14" 15" 16" 17" 18" 19" 20" 21" 22" 23" 24" 25" 26" 27" 28" 29" 30" 31" 32" 33" 34" 35" 36" 37" 38" 39" 40" 41" 42" 43" 44" 45" 46" 47" 48" 49" 50" 51" 52" 53" 54" 55" 56" 57" 58" 59" 60" 61" 62" 63" 64" 65" 66" 67" 68" 69" 70" 71" 72" 73" 74" 75" 76" 77" 78" 79" 80" 81" 82" 83" 84" 85" 86" 87" 88" 89" 90" 91" 92" 93" 94" 95" 96" 97" 98" 99" 100" 101" 102" 103" 104" 105" 106" 107" 108" 109" 110" 111" 112" 113" 114" 115" 116" 117" 118" 119" 120" 121" 122" 123" 124" 125" 126" 127" 128" 129" 130" 131" 132" 133" 134" 135" 136" 137" 138" 139" 140" 141" 142" 143" 144" 145" 146" 147" 148" 149" 150" 151" 152" 153" 154" 155" 156" 157" 158" 159" 160" 161" 162" 163" 164" 165" 166" 167" 168" 169" 170" 171" 172" 173" 174" 175" 176" 177" 178" 179" 180" 181" 182" 183" 184" 185" 186" 187" 188" 189" 190" 191" 192" 193" 194" 195" 196" 197" 198" 199" 200" 201" 202" 203" 204" 205" 206" 207" 208" 209" 210" 211" 212" 213" 214" 215" 216" 217" 218" 219" 220" 221" 222" 223" 224" 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PRELIMINARY
NOT FOR
CONSTRUCTION

Design Review
CityView Apartments
4413 Consolidation Avenue
Bellingham, Washington
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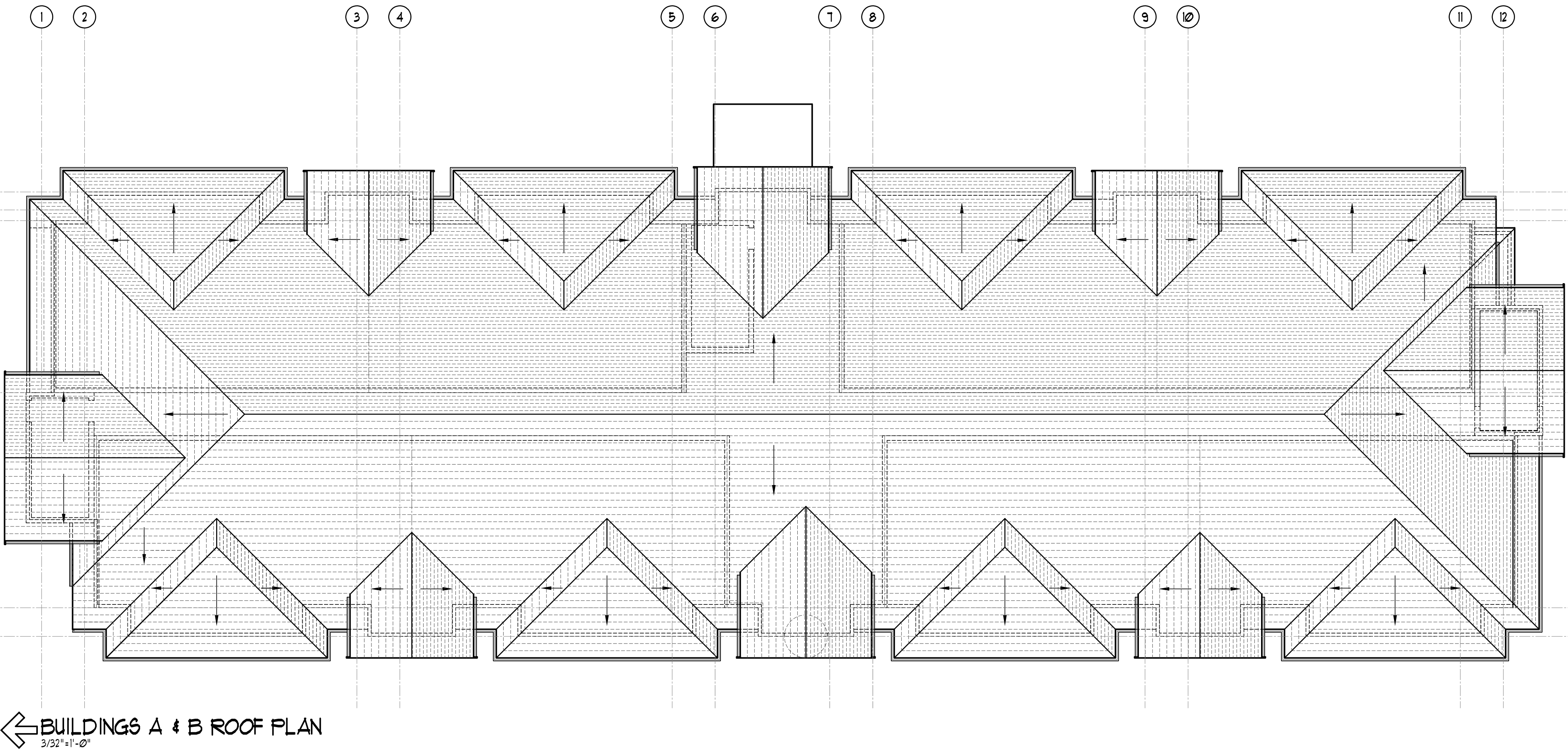
ISSUED FOR:	DATE:
PDC RFI Submittal	2/20/20
Schematic Review	10/11/22

PROJECT NO.: 19-035
DRAWN: G
SCALE: 3/32"=1'-0"

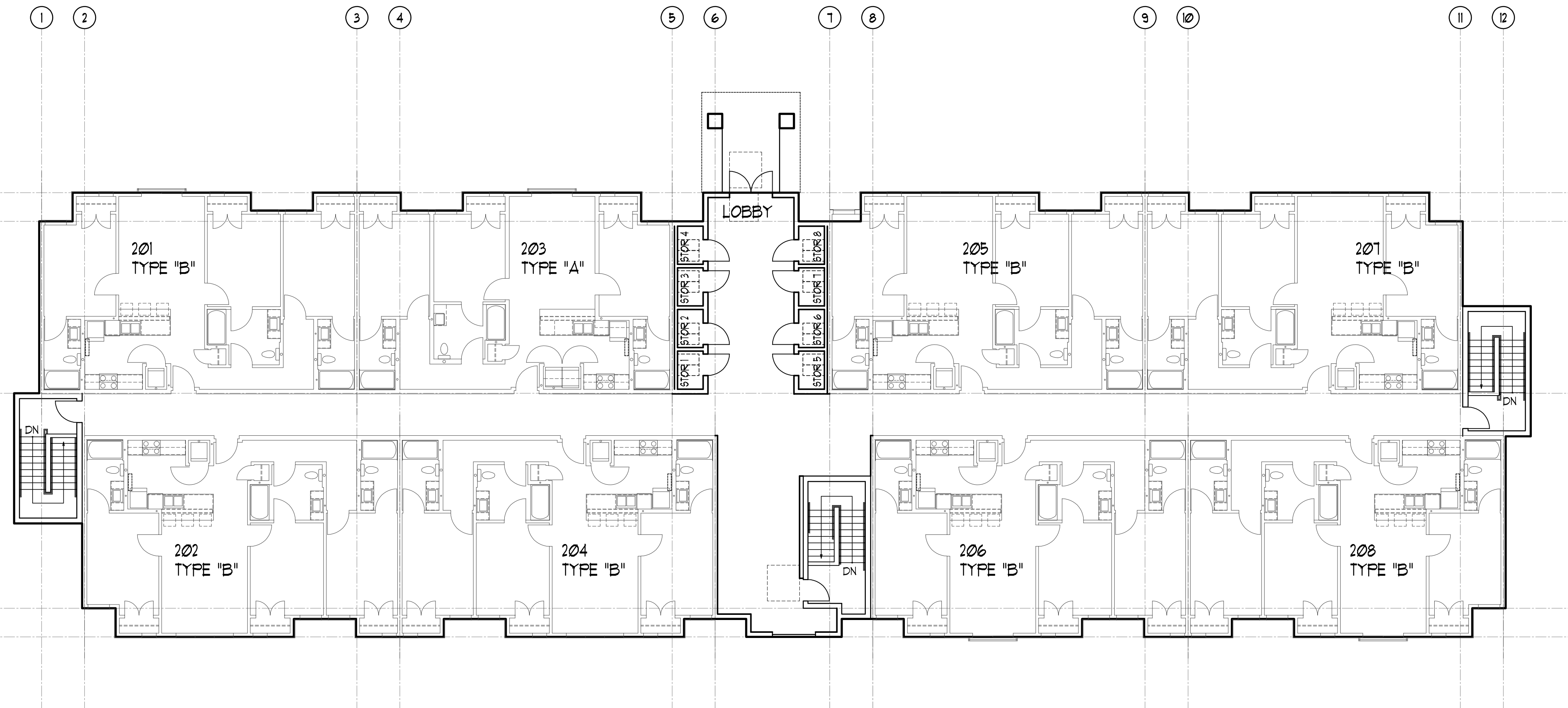
Building A
2nd Floor Plan
& Roof Plan
Scheme K10
Bldg B similar
DRAWING TITLE
COPYRIGHT 2022 G+R architecture
DRAWING NUMBER

A:sd2.2

UNIT TYPES:
TYPE "A": ACCESSIBILITY PER ICC A117.1-2009 1010.03
TYPE "B": ACCESSIBILITY PER ICC A117.1-2009 1010.04
TYPE "C": NOT ACCESSIBLE PER ICC A117.1-2009



← BUILDINGS A & B ROOF PLAN
3/32"=1'-0"



← 2nd FLOOR PLAN (LEVEL 3)
3/32"=1'-0"



LEVEL 2

LEVEL 1

BUILDING A EAST ELEVATION from Upper Parking Lot BUILDING B Similar
1/8"=1'-0"



LEVEL 1

BUILDING A EAST ELEVATION with top of Retaining Wall dashed BUILDING B Similar
1/8"=1'-0"



BUILDING A WEST ELEVATION BUILDING B Similar
1/8"=1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

Schematic Design
CityView Apartments
4413 Consolidation Avenue
Bellingham, Washington

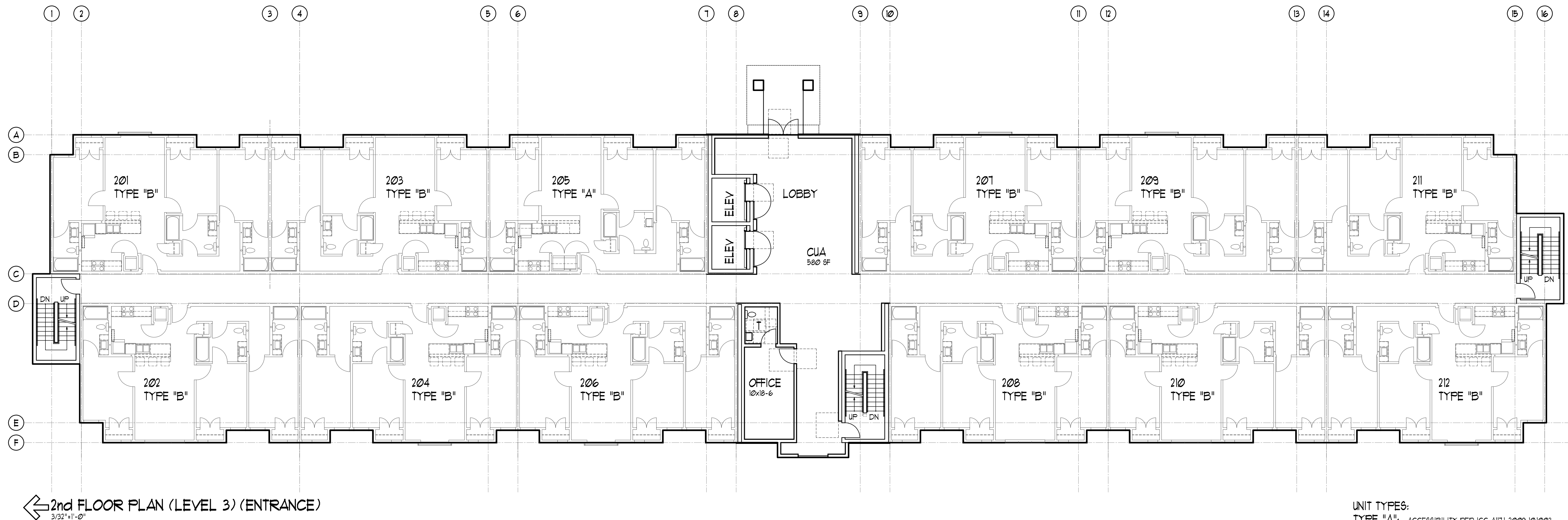
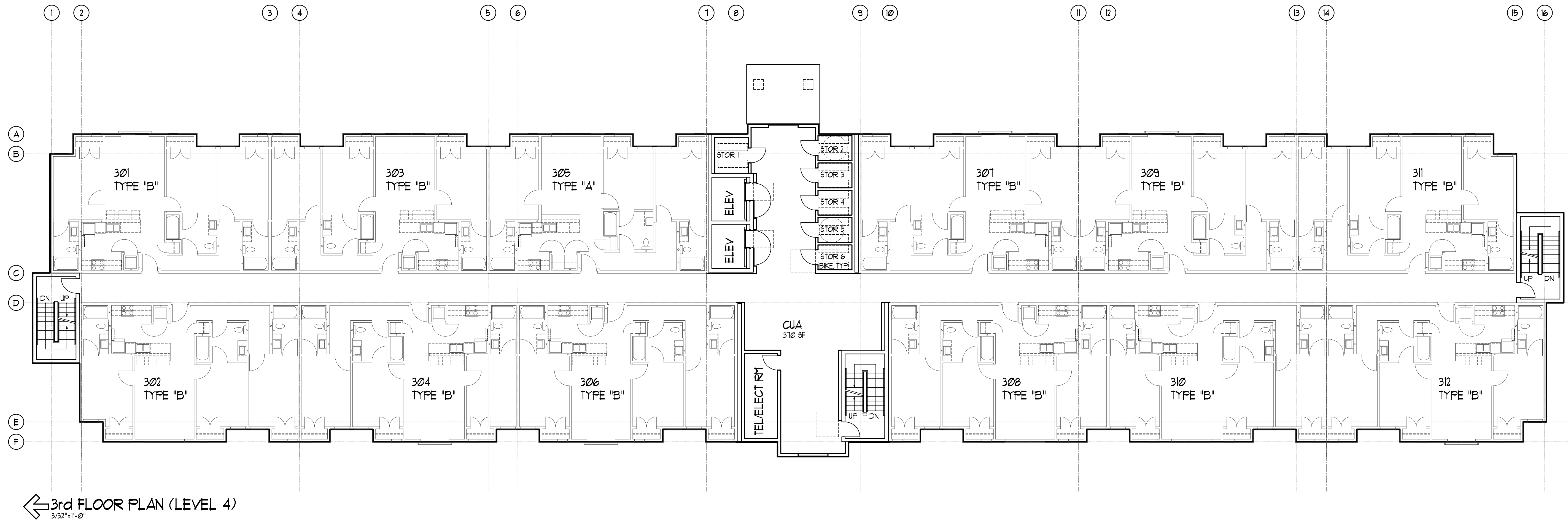
ISSUED FOR:	DATE:
Rendering	2/10/20
K10 Review	9/23/22
Schematic Review	10/11/22

19-035

PROJECT NO.:
DRAWN:
SCALE: 1/8"=1'-0"

Building A
East & West
Exterior Elevations
Building B Similar
Scheme K10
DRAWING TITLE
COPYRIGHT 2020 G+R architecture
DRAWING NUMBER

A:sd3.1



UNIT TYPES:
TYPE "A": ACCESSIBILITY PER ICC A117.1-2009 10/10/03
TYPE "B": ACCESSIBILITY PER ICC A117.1-2009 10/10/04
TYPE "C": NOT ACCESSIBLE PER ICC A117.1-2009

G+R
architecture

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c: 360-354-7022
gary@gidconna.com

PRELIMINARY
NOT FOR
CONSTRUCTION

Design Review
CityView Apartments
4413 Consolidation Avenue
Bellingham, Washington
...

ISSUED FOR:	DATE:
PDC RFI Submittal	2/20/20
Schematic Review	10/11/22

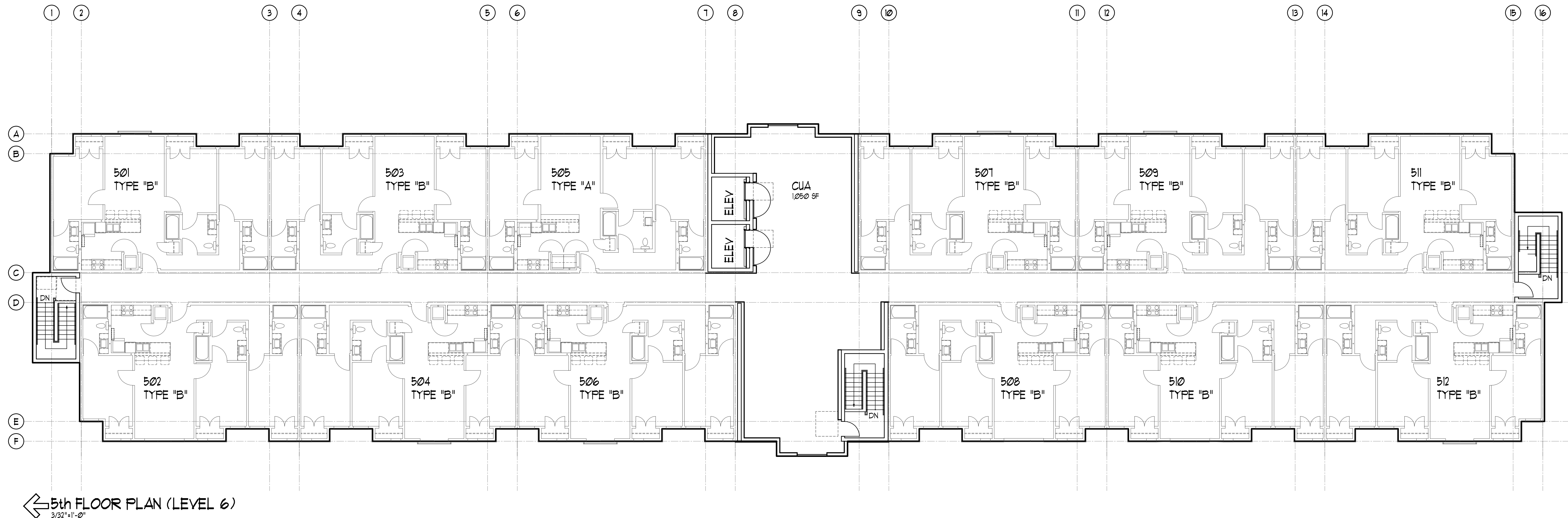
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DRAWN: G
SCALE: 3/32"=1'-0"

Building C
2nd & 3rd
Floor Plans

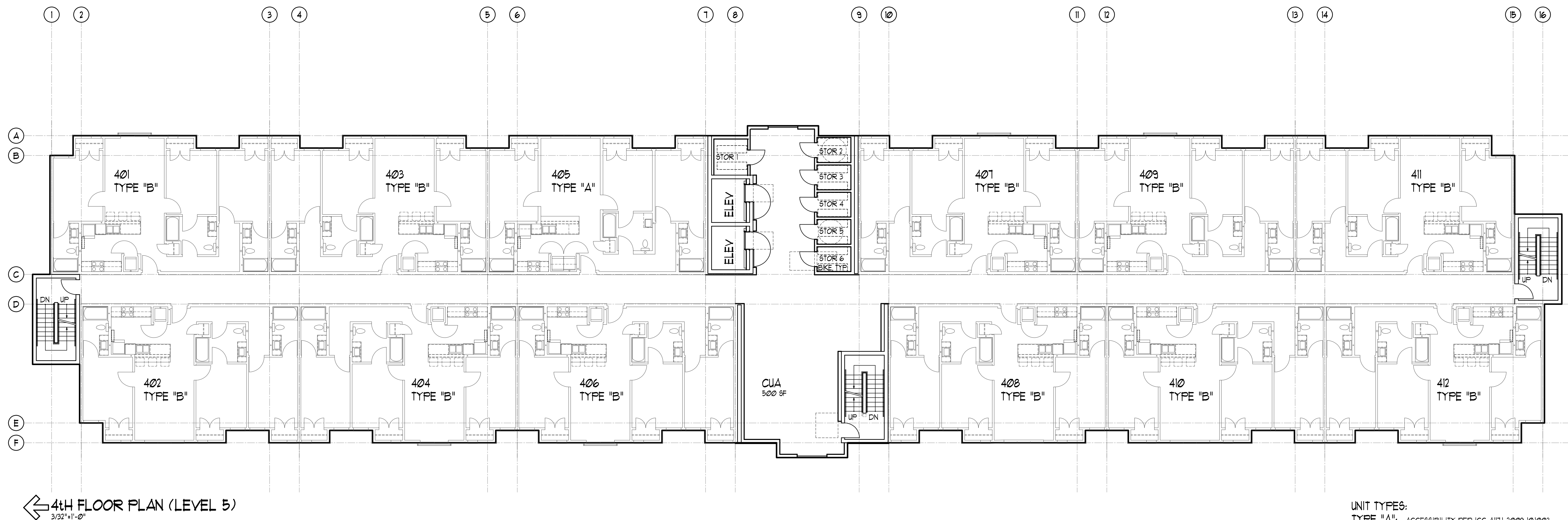
Scheme K10
DRAWING TITLE
COPYRIGHT 2022 G+R architecture
DRAWING NUMBER

C:sd2.2

REDUCTION SCALE 10" 11" 12" 13" 14" 15" 16" 17" 18" 19" 20" 21" 22" 23" 24" 25" 26" 27" 28" 29" 30" 31" 32" 33" 34" 35" 36" 37" 38" 39" 40" 41" 42" 43" 44" 45" 46" 47" 48" 49" 50" 51" 52" 53" 54" 55" 56" 57" 58" 59" 60" 61" 62" 63" 64" 65" 66" 67" 68" 69" 70" 71" 72" 73" 74" 75" 76" 77" 78" 79" 80" 81" 82" 83" 84" 85" 86" 87" 88" 89" 90" 91" 92" 93" 94" 95" 96" 97" 98" 99" 100" 101" 102" 103" 104" 105" 106" 107" 108" 109" 110" 111" 112" 113" 114" 115" 116" 117" 118" 119" 120" 121" 122" 123" 124" 125" 126" 127" 128" 129" 130" 131" 132" 133" 134" 135" 136" 137" 138" 139" 140" 141" 142" 143" 144" 145" 146" 147" 148" 149" 150" 151" 152" 153" 154" 155" 156" 157" 158" 159" 160" 161" 162" 163" 164" 165" 166" 167" 168" 169" 170" 171" 172" 173" 174" 175" 176" 177" 178" 179" 180" 181" 182" 183" 184" 185" 186" 187" 188" 189" 190" 191" 192" 193" 194" 195" 196" 197" 198" 199" 200" 201" 202" 203" 204" 205" 206" 207" 208" 209" 210" 211" 212" 213" 214" 215" 216" 217" 218" 219" 220" 221" 222" 223" 224" 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1851" 1852" 1853" 1854" 1855" 1856" 1857" 1858" 1859" 1860" 1861" 1862" 1863" 1864" 1865" 1866" 1867" 1868" 1869" 1870" 1871" 1872" 1873" 1874" 1875" 1876" 1877" 1878" 1879" 1880" 1881" 1882" 1883" 1884" 1885" 1886" 1887" 1888" 1889" 1890" 1891" 1892" 1893" 1894" 1895" 1896" 1897" 1898" 1899" 1900" 1901" 1902" 1903" 1904" 1905" 1906" 1907" 1908" 1909" 1910" 1911" 1912" 1913" 1914" 1915" 1916" 1917" 1918" 1919" 1920" 1921" 1922" 1923" 1924" 1925" 1926" 1927" 1928" 1929" 1930" 1931" 1932" 1933" 1934" 1935" 1936" 1937" 1938" 1939" 1940" 1941" 1942" 1943" 1944" 1945" 1946" 1947" 1948" 1949" 1950" 1951" 1952" 1953" 1954" 1955" 1956" 1957" 1958" 1959" 1960" 1961" 1962" 1963" 1964" 1965" 1966" 1967" 1968" 1969" 1970" 1971" 1972" 1973" 1974" 1975" 1976" 1977" 1978" 1979" 1980" 1981" 1982" 1983" 1984" 1985" 1986" 1987" 1988" 1989" 1990" 1991" 1992" 1993" 1994" 1995" 1996" 1997" 1998" 1999" 2000" 2001" 2002" 2003" 2004" 2005" 2006" 2007" 2008" 2009" 2010" 2011" 2012" 2013" 2014" 2015" 2016" 2017" 2018" 2019" 2020" 2021" 2022" 2023" 2024" 2025" 2026" 2027" 2028" 2029" 2030" 2031" 2032" 2033" 2034" 2035" 2036" 2037" 20



5th FLOOR PLAN (LEVEL 6)
3/32"=1'-0"



4th FLOOR PLAN (LEVEL 5)
3/32"=1'-0"

UNIT TYPES:
TYPE "A": ACCESSIBILITY PER ICC A117.1-2009 10/10/03
TYPE "B": ACCESSIBILITY PER ICC A117.1-2009 10/10/04
TYPE "C": NOT ACCESSIBLE PER ICC A117.1-2009

G+R
architecture

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t: 360-676-6195
f: 360-354-0333
c: 360-354-7022
gary@gidconau.com

PRELIMINARY
NOT FOR
CONSTRUCTION

Design Review
CityView Apartments
4413 Consolidation Avenue
Bellingham, Washington

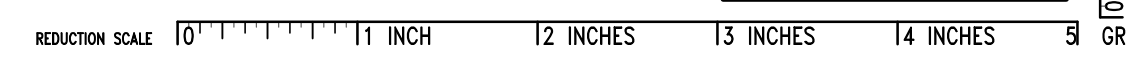
ISSUED FOR:	DATE:
PDC RFI Submittal	2/20/20
Schematic Review	10/11/22

PROJECT NO.: 19-035
DRAWN: G
SCALE: 3/32"=1'-0"

Building C
4th & 5th
Floor Plans

Scheme K10
DRAWING TITLE
DRAWING NUMBER

C:sd2.3



Design Review
CityView Apartments
4413 Consolidation Avenue
Bellingham, Washington
...

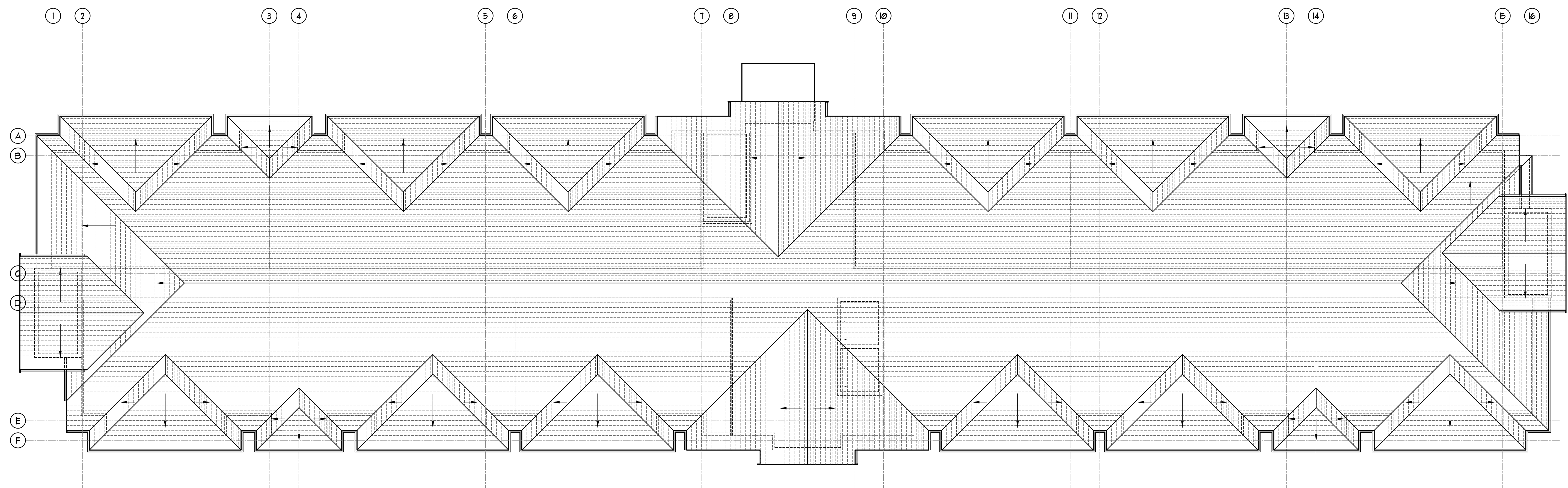
ISSUED FOR:	DATE:
DC RFI Submittal	2/20/20
Schematic Review	10/11/22

PROJECT NO.: 19-035
DRAWN: G
SCALE: 3/32"=1'-0"

BuildingC Roof Plan

scheme K10
 DRAWING TITLE
 COPYRIGHT 2022 G+R architecture
 DRAWING NUMBER

sd2.10



← BUILDINGS C ROOF PLAN
3/32" = 1'-0"





LEVEL 2

BUILDING C EAST ELEVATION from Upper Parking Lot (Above Retaining Wall)

3/32"=1'-0"

LEVEL 1

330



BUILDING C EAST ELEVATION with top of Retaining Wall dashed

3/32"=1'-0"

LEVEL 1

330



330

320

BUILDING C WEST ELEVATION: Scheme K10

3/32"=1'-0"

G+R
architecture

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PRELIMINARY
NOT FOR
CONSTRUCTION

Schematic Design
CityView Apartments
4413 Consolidation Avenue
Bellingham, Washington

ISSUED FOR:	DATE:
Rendering	2/10/20
DR Review-4	8/17/22
Schematic Review	10/11/22

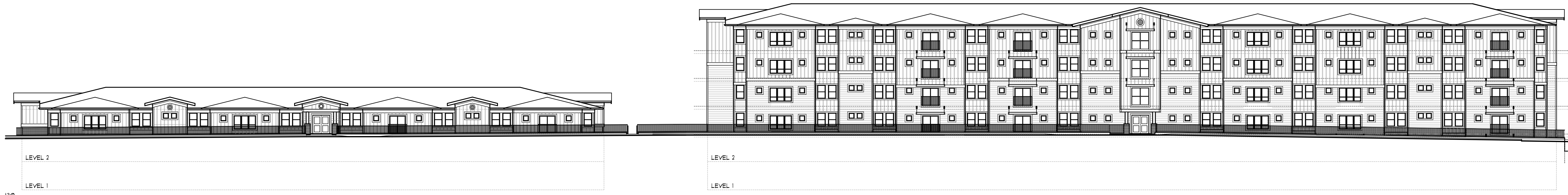
19-035	REDUCTION SCALE
10' 0"	11 INCH
11' 0"	12 INCHES
12' 0"	13 INCHES
13' 0"	14 INCHES
14' 0"	15 INCHES

PROJECT NO.:
DRAWN:
SCALE: 3/32"=1'-0"

BuildingC
East & West
Exterior
Elevations
Scheme K10
DRAWING TITLE
DRAWING NUMBER

C:sd3.1

REDUCTION SCALE 10' 0" 11 INCH 12 INCHES 13 INCHES 14 INCHES 15 INCHES



BUILDING A
COMBINED EAST ELEVATIONS from Upper Parking Lots
1/16"=1'-0"

BUILDING C



BUILDING A
COMBINED EAST ELEVATIONS with 2ND Level dashed
1/16"=1'-0"

BUILDING C



BUILDING C
COMBINED WEST ELEVATIONS
1/16"=1'-0"

BUILDING A

G+R
architecture

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Schematic Design
City View Apartments
4413 Consolidation Avenue
Bellingham, Washington

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUED FOR:	DATE:
Rendering	2/10/20
Schematic Review	10/12/22

PROJECT NO.: 19-035
DRAWN: G
SCALE: 1/16"=1'-0"

Buildings A & C
Combined
East & West
Exterior Elevations
Scheme K10
DRAWING TITLE
COPYRIGHT 2022 G+R architecture
DRAWING NUMBER

sd3.0.1

PRELIMINARY
NOT FOR
CONSTRUCTION

Schematic Design
CityView Apartments
4413 Consolidation Avenue
Bellingham, Washington
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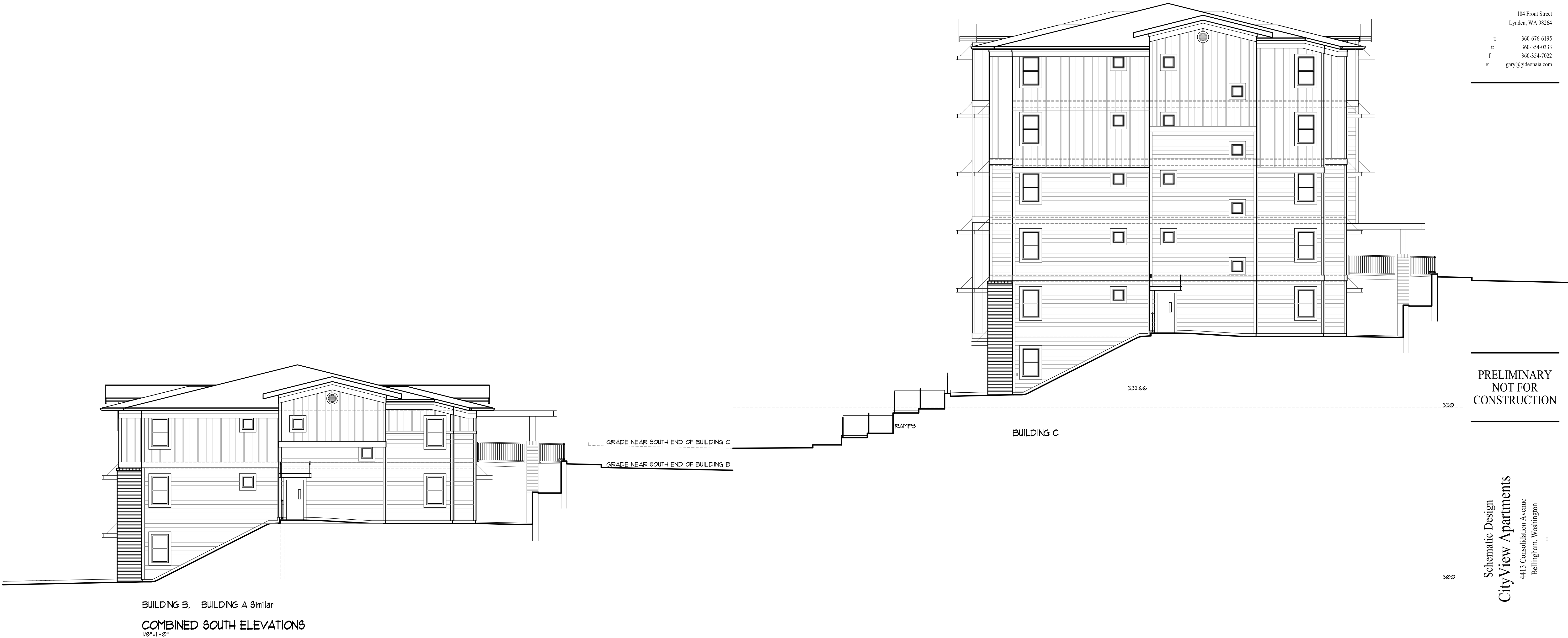
ISSUED FOR:	DATE:
Rendering	2/10/20
Schematic Review	10/11/22

	19-035

PROJECT NO.:
DRAWN:
SCALE: 1/8"=1'-0"

Buildings B & C
Combined
South
Exterior Elevations
Scheme K10
DRAWING TITLE
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DRAWING NUMBER

sd3.0.2



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CONSTRUCTION

Schematic Design
CityView Apartments
4413 Consolidation Avenue
Bellingham, Washington
...

ISSUED FOR:	DATE:
Rendering	2/10/20
Schematic Review	10/11/22

19-035

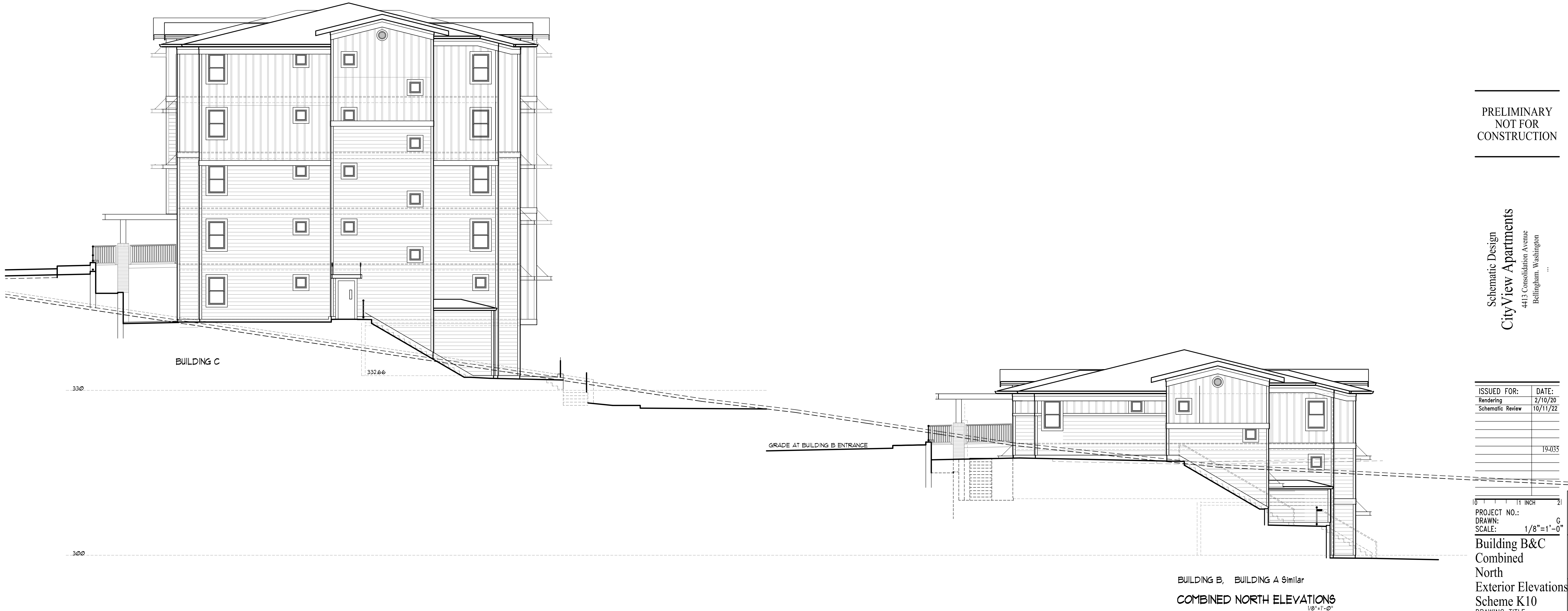
PROJECT NO.:
DRAWN:
SCALE: 1/8"=1'-0"

Building B&C
Combined
North
Exterior Elevations
Scheme K10
DRAWING TITLE
COPYRIGHT 2020 G+R architecture
DRAWING NUMBER

sd3.0.3

FOR STUDY ONLY

REDUCTION SCALE 10' 11' 12' 13' 14' 15' 16' 17' 18' 19' 20' 21' 22' 23' 24' 25' 26' 27' 28' 29' 30' INCHES

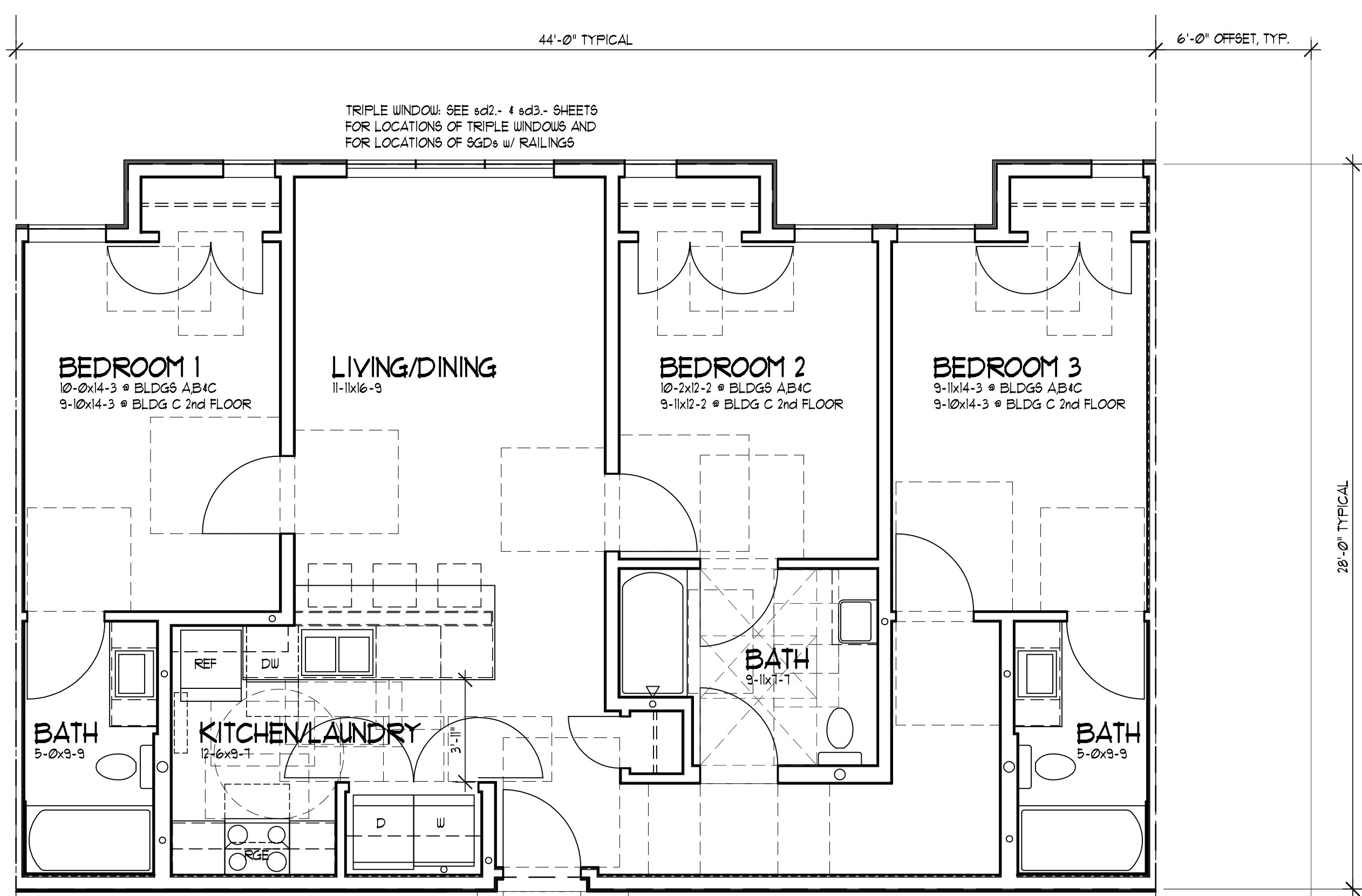


ISSUED FOR:	DATE:
Review	2/19/20
Schematic Review	10/13/22

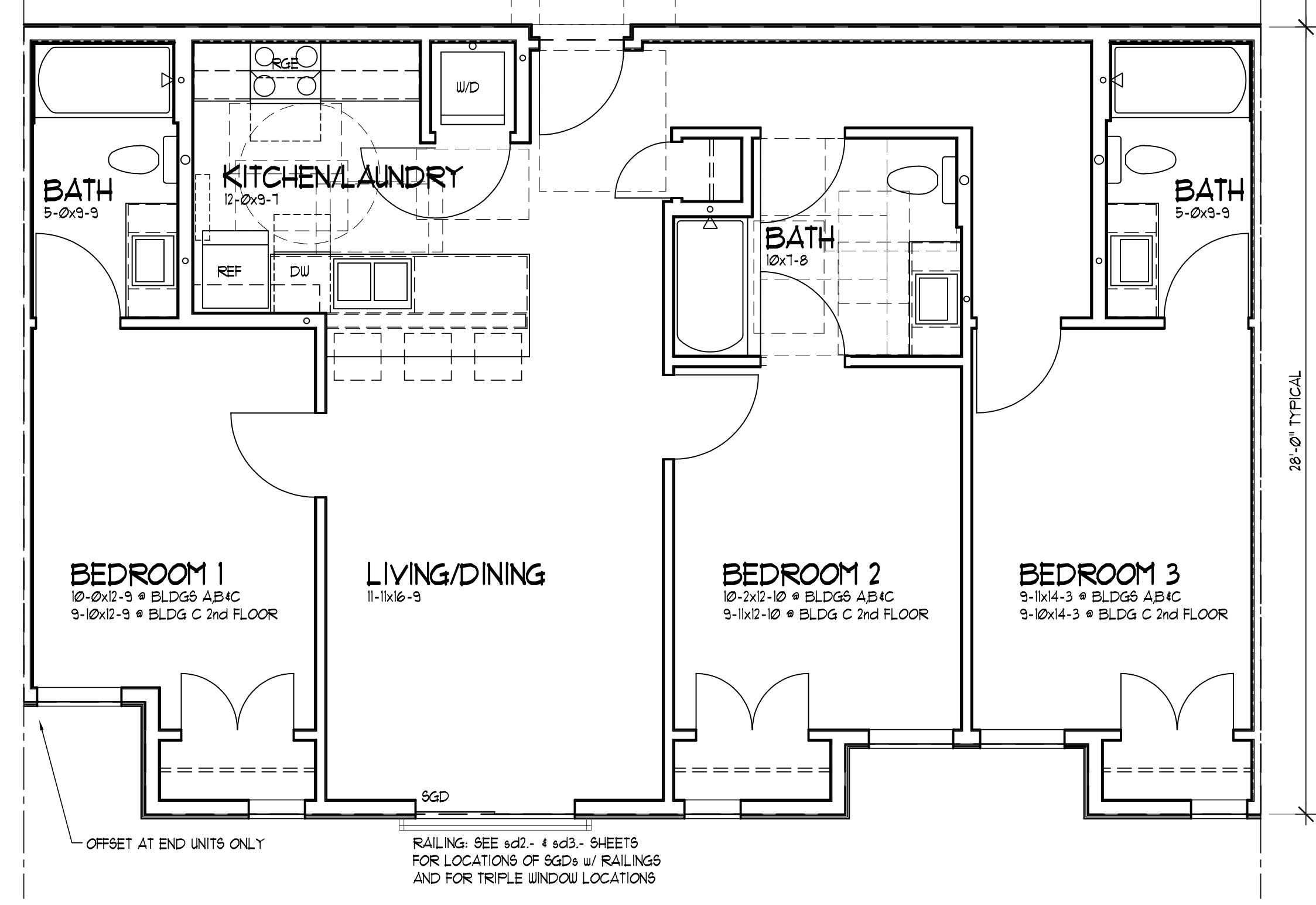
10"	11"	12"	13"	14"
PROJECT NO.: 19-035				
DRAWN: G				
SCALE: 1/4"=1'-0"				

Typical unit
Floor Plans

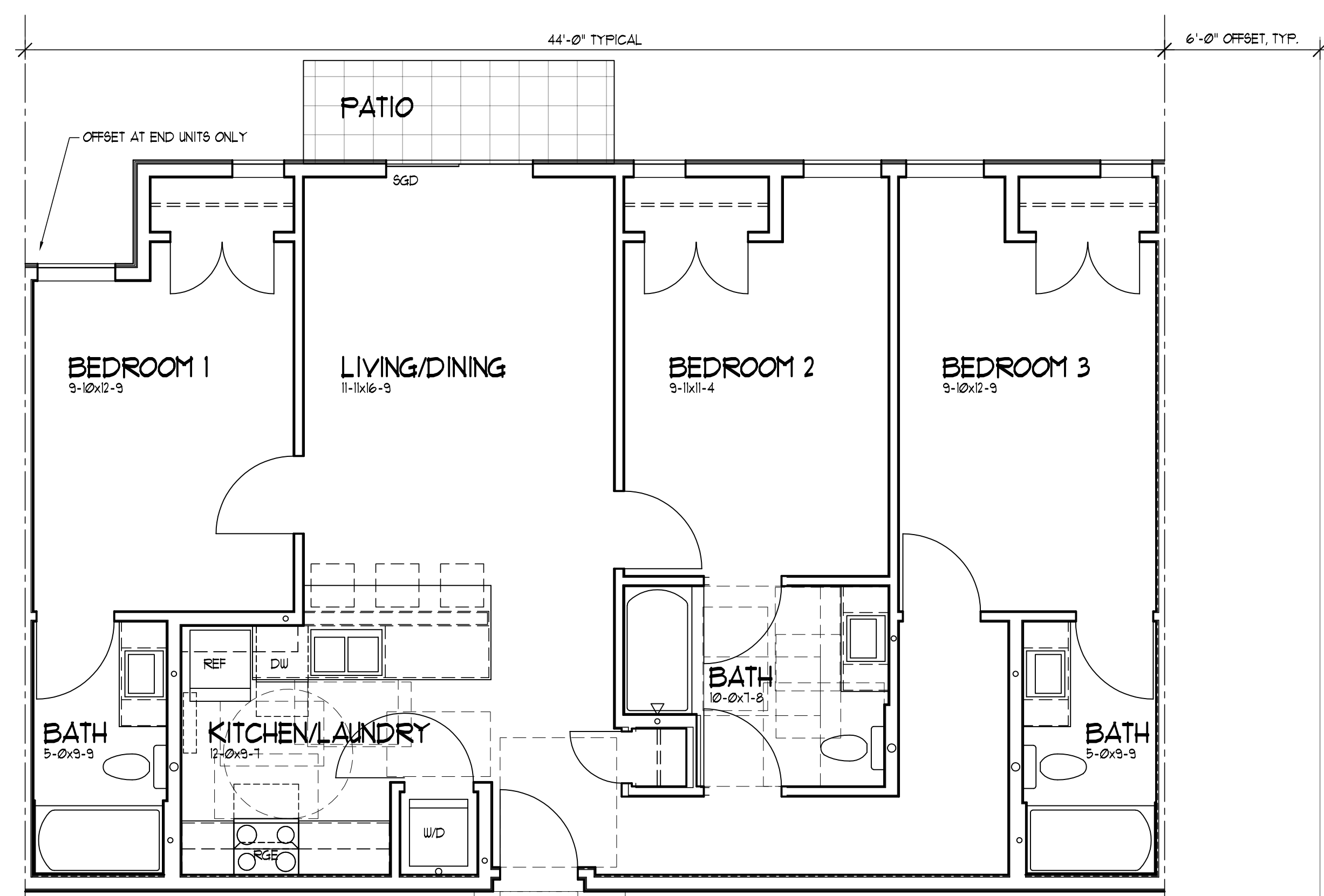
Scheme K10
DRAWING TITLE
COPYRIGHT 2022 G+R architecture
DRAWING NUMBER
sd5.1



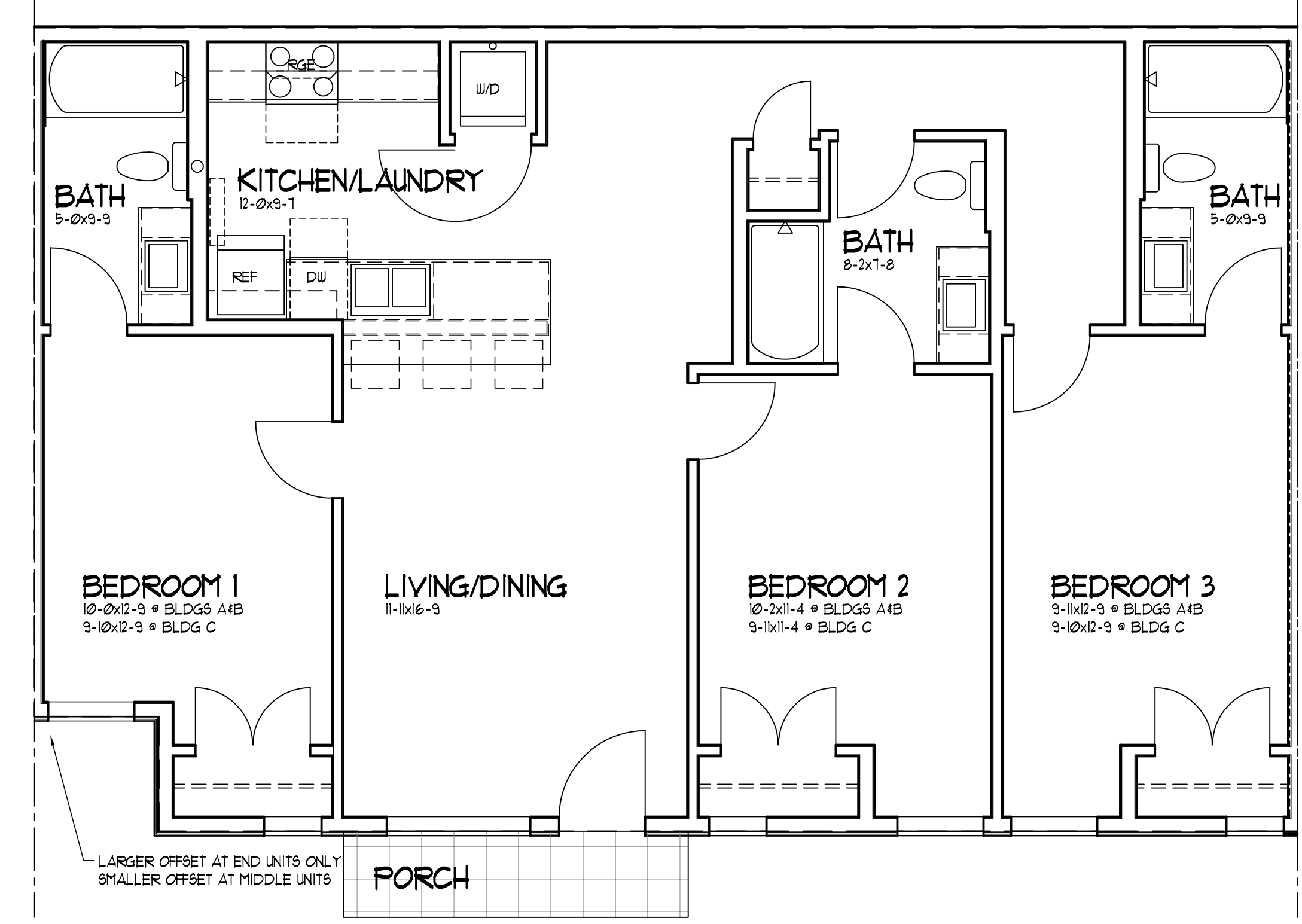
TYPE "A" Units:
BUILDINGS A & B: UNIT 203 OH
BUILDING C: UNITS 205, 305, 405 & 505
1/ST SF



TYPE "B" Units:
BUILDINGS A & B: 2nd FLOOR EAST: 202, 4 208, 204 & 206, 91M
BUILDING C: 1st FLOOR WEST: 104, 106, 108 & 112
BUILDING C: 2nd-5th FLOORS EAST & WEST, UNO
1/91 SF



TYPE "B" End Units:
BUILDING C: 1st FLOOR: 101 & 111
1214 SF



TYPE "C" Units:
BUILDINGS A & B: B01, B02, B03 & B04
BUILDING C: B01
1214 SF

PROTOTYPE UNIT PLANS
1/4" = 1'-0"
UNITS MAY BE OPPOSITE HAND AND/OR ROTATED
SEE sd2.- SHEETS

UNIT TYPES:
TYPE "A": ACCESSIBILITY PER ICC A111-2009 10/1003
TYPE "B": ACCESSIBILITY PER ICC A111-2009 10/1004
TYPE "C": NOT ACCESSIBLE PER ICC A111-2009

UNIT SQUARE FOOTAGES:
VARIES: FROM 1/91 SF TO 1214 SF, SEE UNIT TYPES.

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Design Review
CityView Apartments
4413 Consolidation Avenue
Bellingham, Washington
...

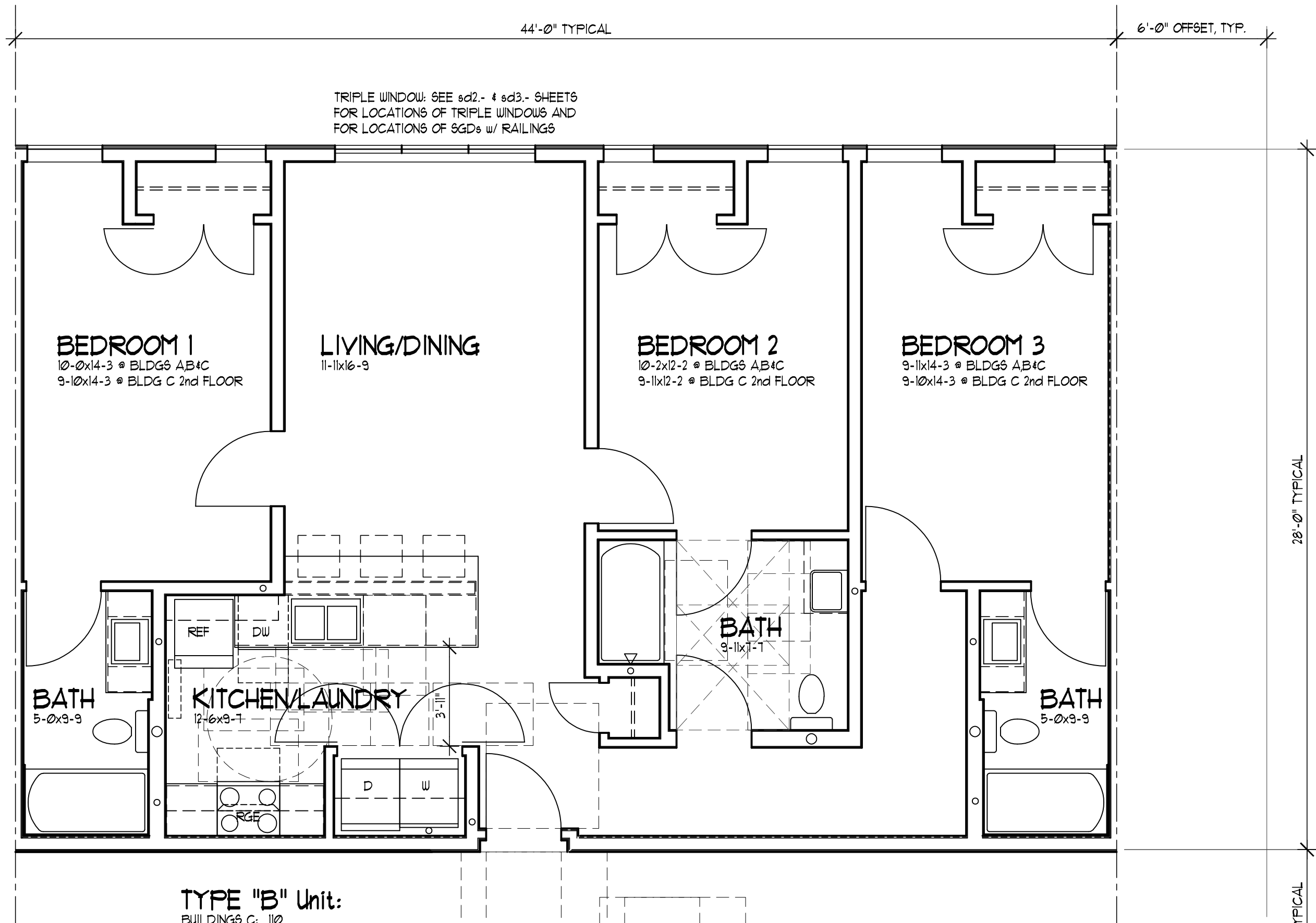
ISSUED FOR:	DATE:
Schematic Review	10/13/22

PROJECT NO.: 19-035
DRAWN: G
SCALE: 1/4"=1'-0"

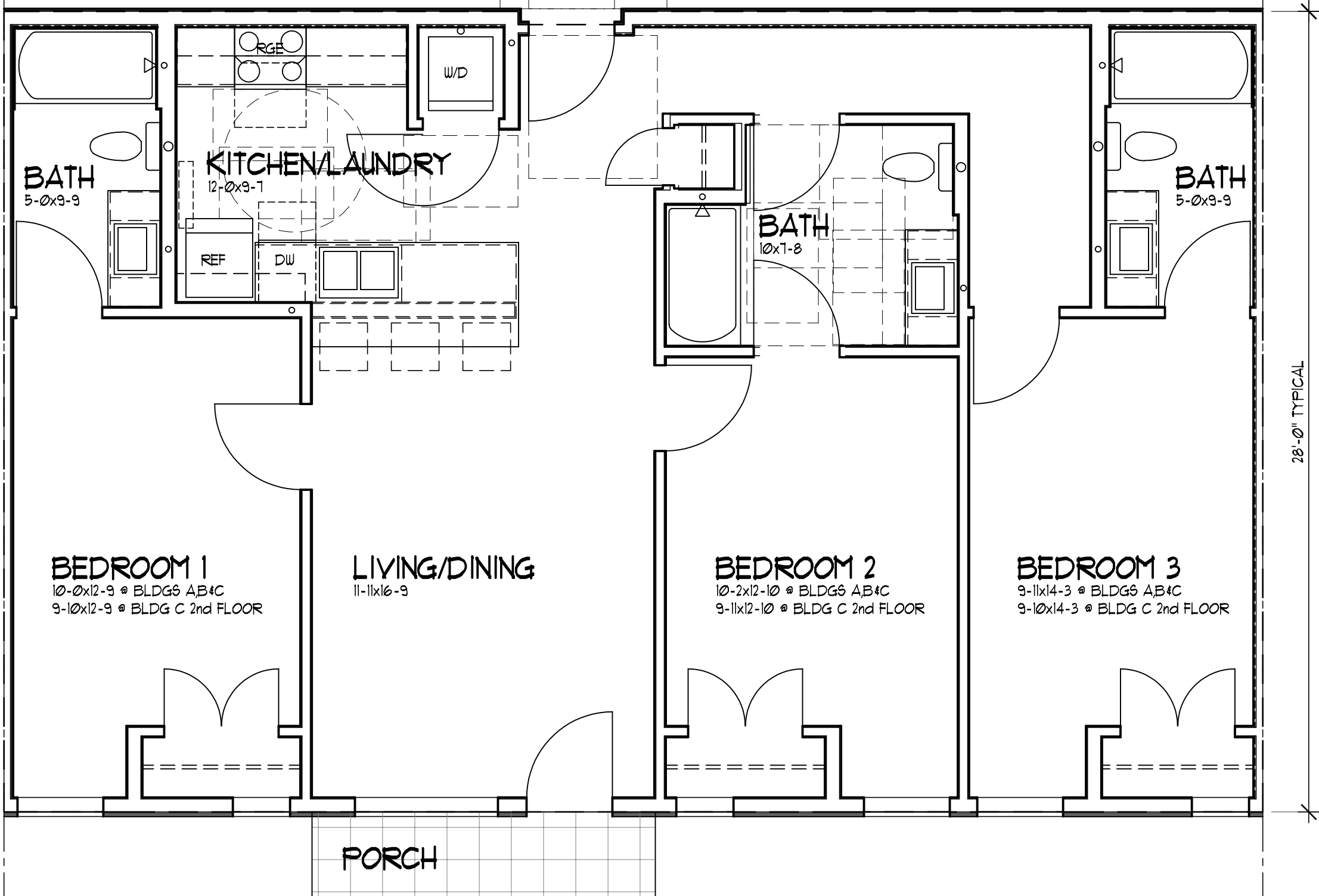
Typical unit
Floor Plans

Scheme K10
DRAWING TITLE
COPYRIGHT 2022 G+R architecture
DRAWING NUMBER

sd5.2

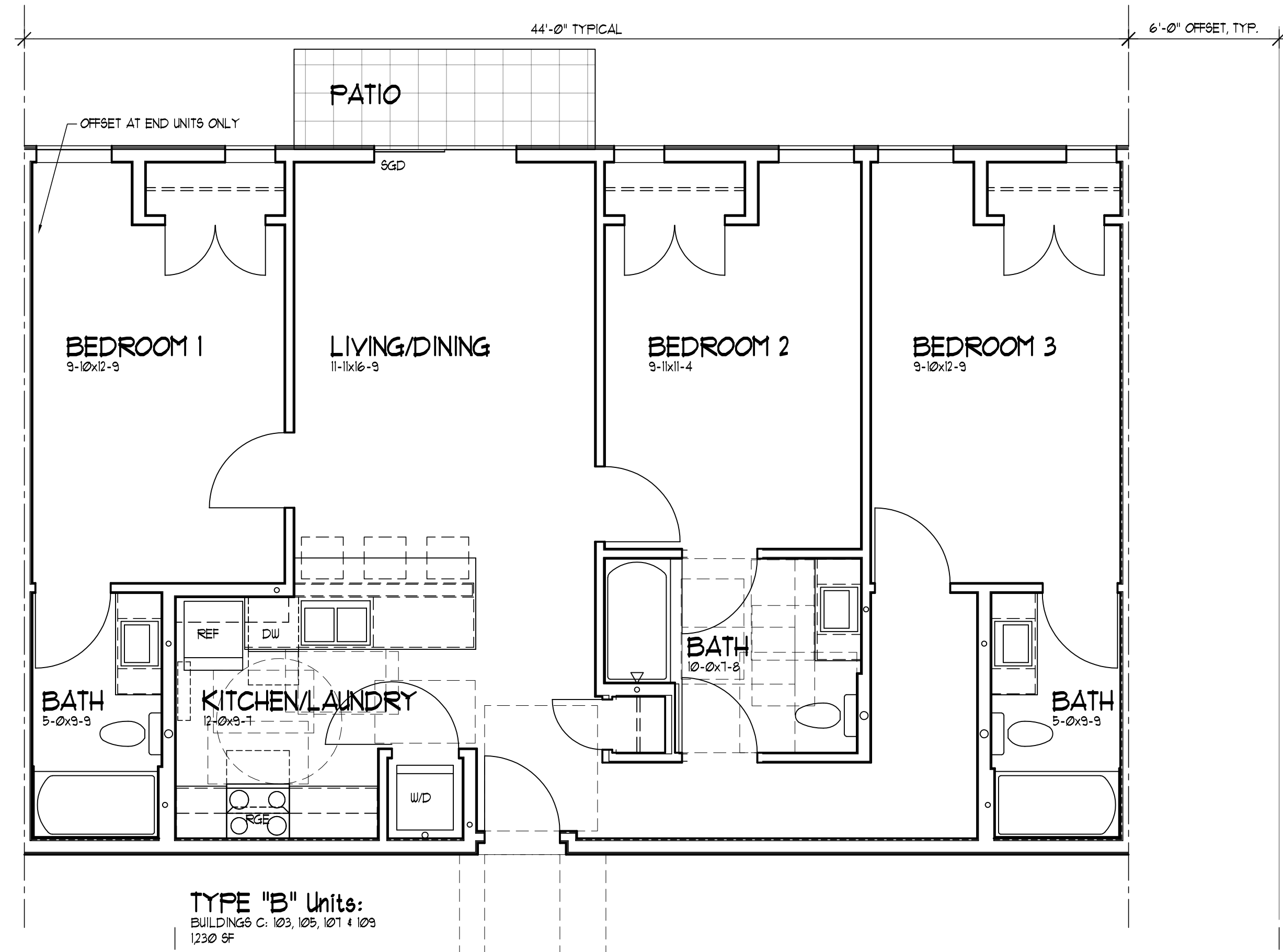


TYPE "B" Unit:
BUILDINGS C: 110
1230 SF

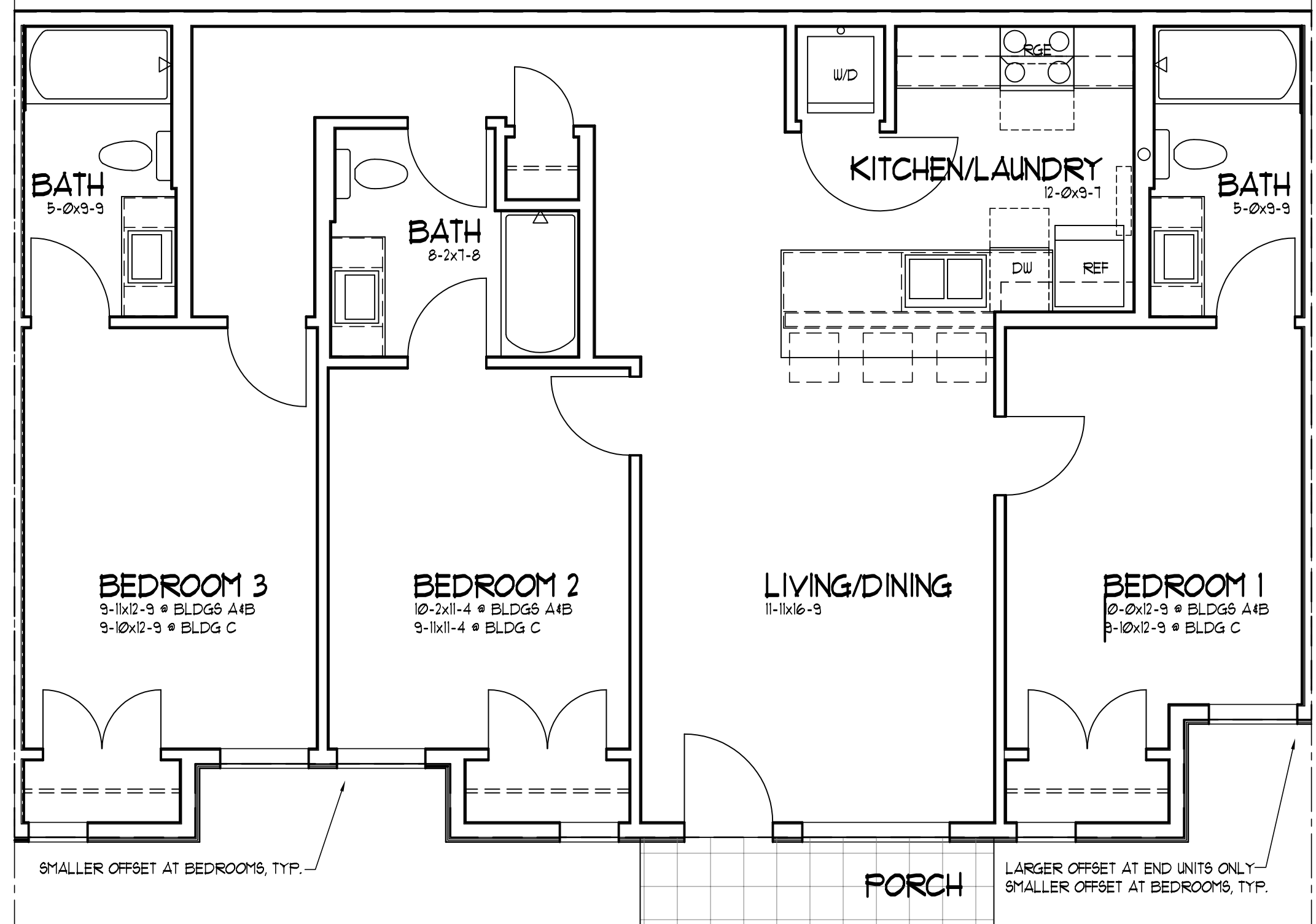


TYPE "C" Unit:
BUILDINGS C: B05
1230 SF

MIDDLE UNITS SIMILAR



TYPE "B" Units:
BUILDINGS C: 103, 105, 107 & 109
1230 SF



TYPE "C" Units:
BUILDING C: B02 B03, B04 & B06.
1193 SF

PROTOTYPE UNIT PLANS

1/4" = 1'-0"
UNITS MAY BE OPPOSITE HAND AND/OR ROTATED
SEE s02.- SHEETS

UNIT TYPES:
TYPE "A": ACCESSIBILITY PER ICC A111-2009 10/1003
TYPE "B": ACCESSIBILITY PER ICC A111-2009 10/1004
TYPE "C": NOT ACCESSIBLE PER ICC A111-2009

UNIT SQUARE FOOTAGES:
VARIES: FROM 1193 SF TO 1230 SF, SEE UNIT TYPES.

REDUCTION SCALE 10' 11' 12' 13' 14' 15' 16' 17' 18' 19' 20' 21' 22' 23' 24' 25' 26' 27' 28' 29' 30' 31' 32' 33' 34' 35' 36' 37' 38' 39' 40' 41' 42' 43' 44' 45' 46' 47' 48' 49' 50' 51' 52' 53' 54' 55' 56' 57' 58' 59' 60' 61' 62' 63' 64' 65' 66' 67' 68' 69' 70' 71' 72' 73' 74' 75' 76' 77' 78' 79' 80' 81' 82' 83' 84' 85' 86' 87' 88' 89' 90' 91' 92' 93' 94' 95' 96' 97' 98' 99' 100'