

HOTEL BUILDING:

BUILDING HEIGHT AND AREA MODIFICATIONS					
OCC. CLASS	CONST. TYPE	ALLOWABLE AREA W/ SPRINKLER INCREASE	ALLOWABLE HEIGHT W/ SPRINKLER INCREASE	ACTUAL AREA	ACTUAL HEIGHT
A-2	IIIA	42,000 SF	4 @ 25'	1ST: 14,056 SF 4TH: 2,168 SF	4 @ 58'-3"
A-2	IV HT	45,000 SF	4 @ 25'	1ST: 5,992 SF 4TH: 1,519 SF	4 @ 58'-3"
S	IIIA	117,000 SF	6 @ 15'	1ST: 2,498 SF	1 @ 11'
B	IIIA	85,500 SF	6 @ 25'	1ST: 4,242 SF	1 @ 11'
R-1	IIIA	12,000 SF	5 @ 25'	2ND: 21,046 SF 3RD: 21,046 SF 4TH: 13,209 SF	3 @ 58'-3"
R-1	IV HT	61,500 SF	5 @ 25'	2ND: 5,461 SF 3RD: 5,461 SF	2 @ 36'-6"

# HOTEL UNITS:	101 ROOMS
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PARK BUILDING:

BUILDING HEIGHT AND AREA MODIFICATIONS					
OCC. CLASS	CONST. TYPE	ALLOWABLE AREA W/ SPRINKLER INCREASE	ALLOWABLE HEIGHT W/ SPRINKLER INCREASE	ACTUAL AREA	ACTUAL HEIGHT
S-2	IA	UNLIMITED	UNLIMITED	1ST: 21,116 SF 2ND: 25,110 SF 3RD: 25,110 SF 4TH: 25,110 SF 5TH: 25,110 SF	5 @ 60'
B	VB	112,500 SF	3 @ 60'	1ST: 3,918 SF 2ND: 1,344 SF	2 @ 21'
R-2	IIIB	36,000 SF	5 @ 180'	1ST: 10,951 SF 2ND: 15,833 SF 3RD: 15,614 SF 4TH: 15,136 SF 5TH: 12,561 SF	5 @ 60'
A-2	IIIA	36,000 SF	4 @ 25'	1ST: 11,133 SF 3RD: 2,011 SF 4TH: 1,632 SF	4 @ 48'

UNIT TYPE	#
STUDIO	68
1-BED	1
2-BED	4
TOTAL:	73

RESIDENTIAL BUILDING:

BUILDING HEIGHT AND AREA MODIFICATIONS					
OCC. CLASS	CONST. TYPE	ALLOWABLE AREA W/ SPRINKLER INCREASE	ALLOWABLE HEIGHT W/ SPRINKLER INCREASE	ACTUAL AREA	ACTUAL HEIGHT
S-2	IA	UNLIMITED	UNLIMITED	P: 14,620 SF	1 @ 11'-6"
A-2	IIA	46,500 SF	4 @ 25'	1ST: 11,651 SF 3RD: 4,120 SF	3 @ 41'-4"
A-3	IIA	46,500 SF	4 @ 25'	1ST: 1,156 SF	1 @ 12'
B	IIA	112,500 SF	6 @ 25'	1ST: 2,388 SF	1 @ 12'
R-2	IIA	12,000 SF	5 @ 25'	1ST: 1,461 SF 2ND: 21,184 SF 3RD: 20,288 SF	3 @ 41'-4"
R-2	VA	36,000 SF	4 @ 60'	4TH: 20,383 SF 5TH: 20,420 SF 6TH: 18,100 SF 1TH: 15,822 SF	4 @ 56'

UNIT TYPE	#
STUDIO	71
1-BED	36
2-BED	51
3-BED	5
TOTAL:	163

LAND USE INFORMATION
DESCRIPTION OF WORK: DEVELOPMENT OF THE 'BOARDMILL BLOCK,' WHICH ENCOMPASSES THE REUSE OF AND ADDITION TO THE BOARDMILL BUILDING TO BECOME A 4-STORY HOTEL/MIXED USE BUILDING, THE NEW CONSTRUCTION OF A 1-STORY MIXED USE RESIDENTIAL BUILDING AND THE NEW CONSTRUCTION OF A 5-STORY PARKING STRUCTURE AND MIXED USE RESIDENTIAL BUILDING WITH A PUBLIC PARK ON THE TOP LEVEL OF THE PARKING STRUCTURE. WORK INCLUDES COORDINATION OF THE DESIGN OF THE ENTIRE SITE.
BUILDING JURISDICTION: CITY OF BELLINGHAM
ADDRESS: WEST LAUREL ST.
PARCEL NUMBER: TBD
ZONING: (6) URBAN VILLAGE SUBAREA: WATERFRONT DISTRICT
NEIGHBORHOOD: CITY CENTER
LOT SIZE: LOT A: 151,648 SQFT
LOT B: 84,424 SQFT
USEABLE OUTDOOR SPACE: APPROX. 61,031 SQFT
PARKING: 211 REQUIRED / 591 AVAILABLE (TBD ADA)
BOARDMILL BUILDING HEIGHT & STORIES: 4 STORIES @ 58'-3" TO RIDGE
RESIDENTIAL BUILDING HEIGHT & STORIES: 1 STORIES @ 91'-6" TO RIDGE
PARK BUILDING HEIGHT & STORIES: 5 STORIES @ 63'-6" TO RIDGE
OCCUPANCY CLASSIFICATION & ALLOWABLE AREAS: SEE ADJACENT CHARTS
SPRINKLER TYPE: NFPA 13 PER IBC 903.3.1.1 (AT ALL 3 BUILDINGS)

BOARDMILL GROUP

BOARDMILL BLOCK REDEVELOPMENT

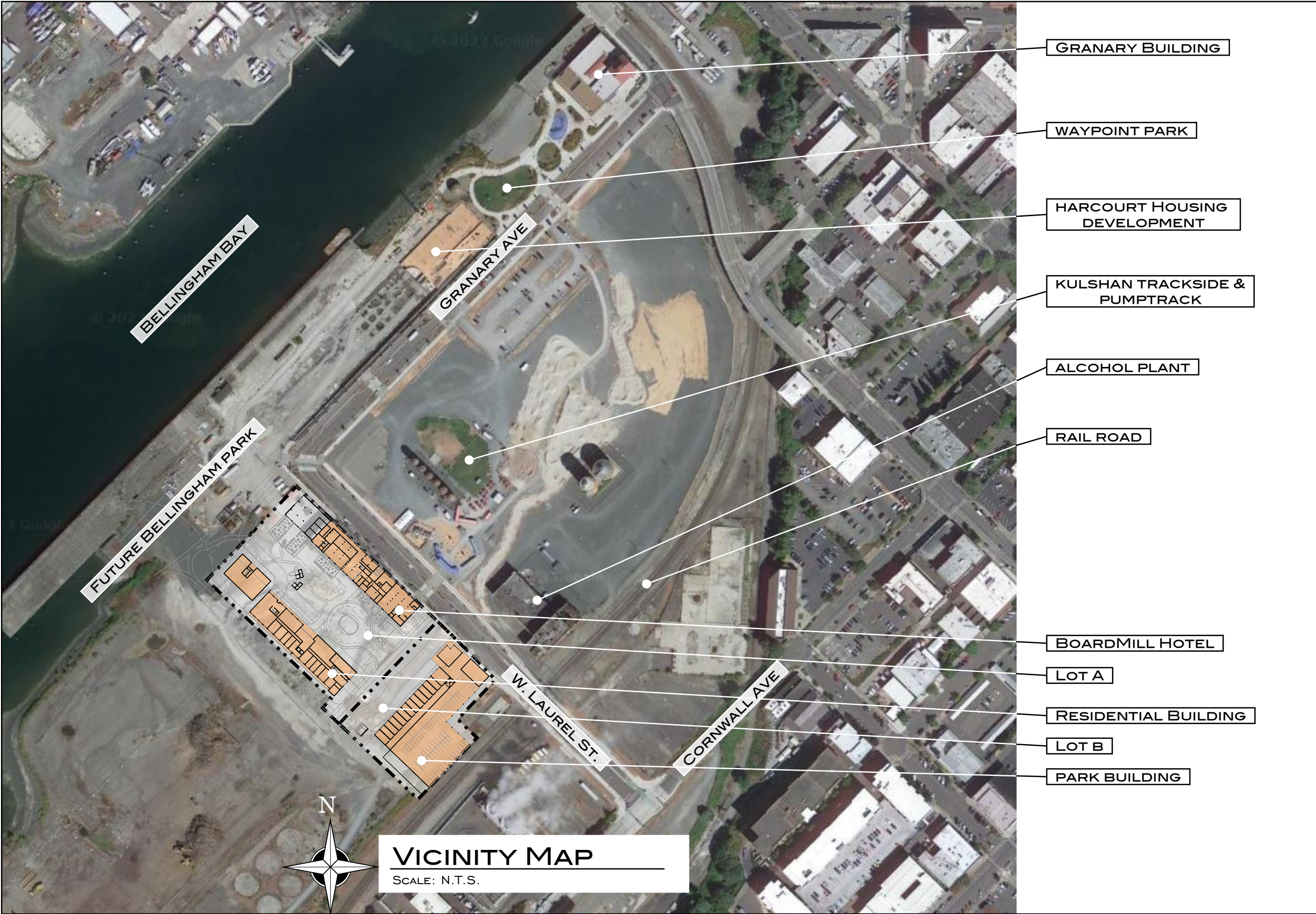
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DRAWING LIST
COVER SHEET
A0 EXISTING SITE PLAN
A1 SITE PLAN
A2 SITE PERSPECTIVES
A3 HOTEL ELEVATIONS
A4 HOTEL FLOOR PLANS 1-3
A5 HOTEL FLOOR PLAN 4
A6 RESIDENTIAL BLDG. ELEVATIONS
A7 RESIDENTIAL PARKING PLAN
A8 RESIDENTIAL PLANS 1-2
A9 RESIDENTIAL PLANS 3-4
A10 RESIDENTIAL PLANS 5-6
A11 RESIDENTIAL PLANS 7 & MEZZ.
A12 PARK BUILDING ELEVATIONS
A13 PARK BUILDING ELEVATIONS
A14 PARK BUILDING PLANS 1-2
A15 PARK BUILDING PLANS 3-4
A16 PARK BUILDING PLANS 5-6
A17 RENDERED SITE PLAN
A18 RENDERED VIEW 1
A19 RENDERED VIEW 2
A20 RENDERED VIEW 3
A21 RENDERED VIEW 4

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HAVEN DESIGN WORKSHOP
ARCHITECT: SEAN HEGSTAD
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VIEW FROM COB PARK ON BELLINGHAM BAY

DATE	BY

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K. Miller-Nelson
DATE
01.27.23
SCALE
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EXISTING SITE PLAN

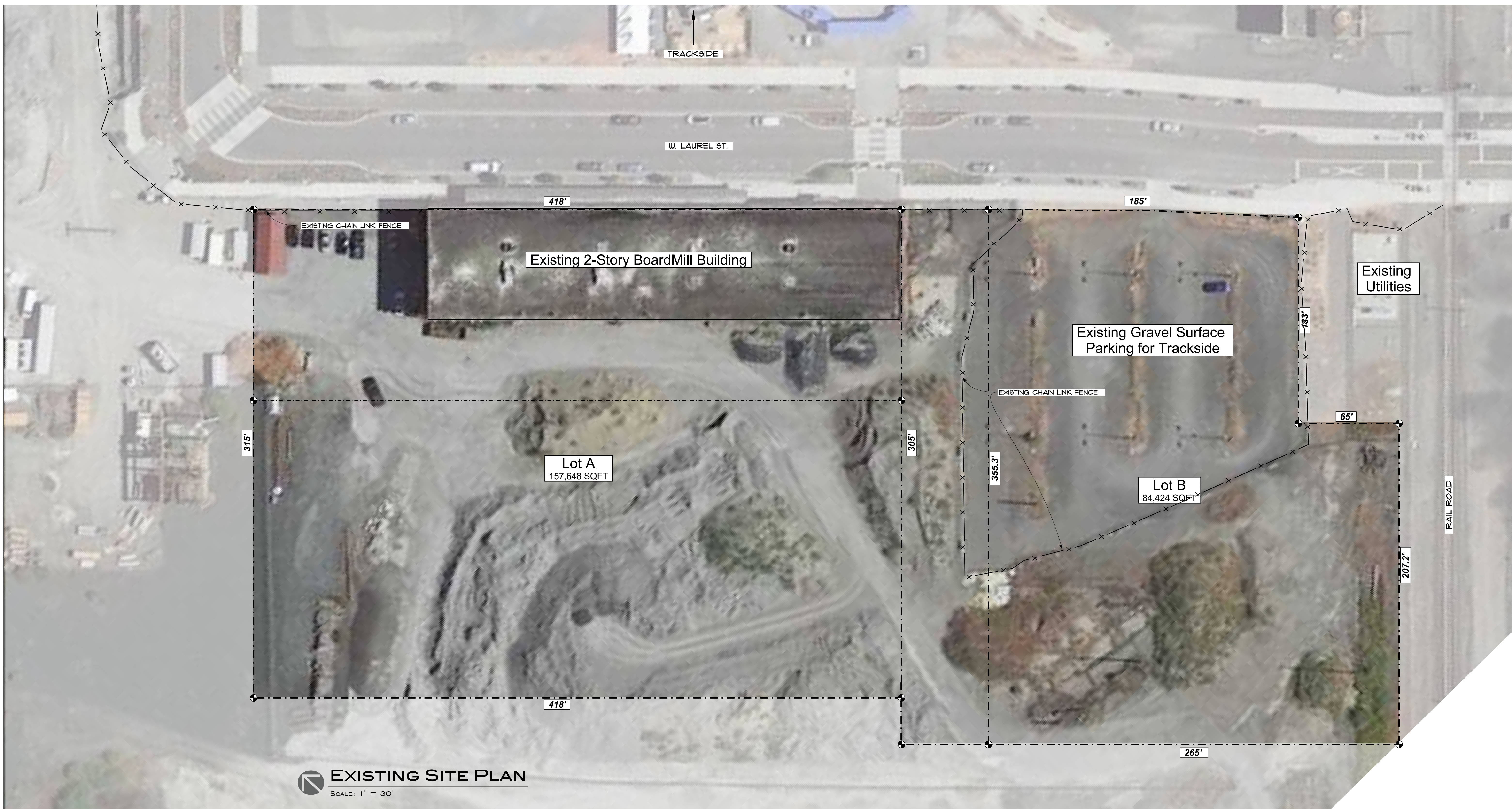
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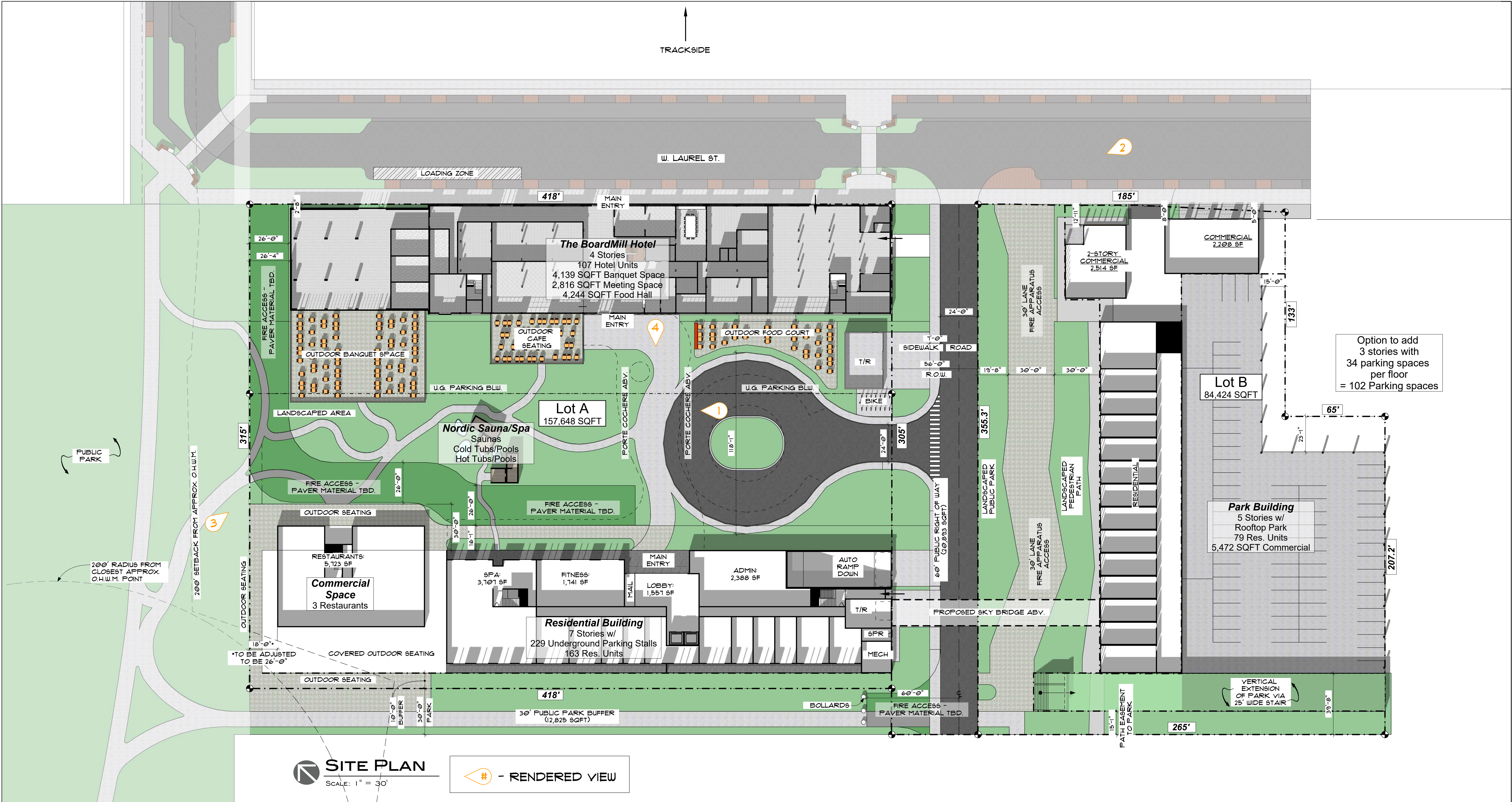
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NOTE: PROPERTY LINES ARE
PROPOSED AND TO BE DETERMINED
IN NEGOTIATIONS WITH THE PORT OF
BELLINGHAM.

NOTE: NO SURVEY HAS BEEN PERFORMED FOR THIS SITE. THE SITE IS TO BE PROFESSIONALLY SURVEYED AND A RECORDED SITE PLAN IS TO BE PRODUCED WHEN NEGOTIATIONS WITH THE PORT OF BELLINGHAM HAVE BEEN CONCLUDED.



SITE PLAN
SCALE: 1" = 30'

- RENDERED VIEW

PARKING REQUIREMENT CALCS

		#	REQUIREMENT	# NEEDED PER CODE	IDEAL #
HOTEL BLDG.	HOTEL ROOMS		.5	55	109
	COMMERCIAL	21,455 S.F.	1/1500 S.F.	43	75
	COMMERCIAL	5,123 S.F.	1/1500 S.F.	11	21
	STUDIO	11	.5	39	18
RES. BLDG.	1-BED	36	.75	29	38
	2-BED	51	1	51	102
	3-BED	5	1	5	10
	PARKING STALLS REQ'D AT LOT A:			233	439
PARK BLDG.	COMMERCIAL	5,412 S.F.	1/1500 S.F.	11	21
	STUDIO	61	.5	34	68
	1-BED	8	.75	6	7
	2-BED	3	1	3	8
TOTAL	PARKING STALLS REQ'D AT LOT B:			54	110
	TOTAL PARKING STALLS REQ'D PER CODE: 281			549	
PARKING SPACES PROVIDED W/ ADDED GARAGE @ LEVELS 3, 4, 5:					
UNDERGROUND PARKING		229			
PARKING GARAGE		330	PARKING GARAGE	330 + 108 = 438	
TOTAL STALLS PROVIDED		559	661 STALLS PROVIDED		

FAR CALCS

BASE = 2
MAX = 4
BONUS OPT. PER BMC TABLE 20.31.430-A

LOT A
239,810 SF BLDG. AREA ABV. GRADE
134,820 SF SITE
= 1.78 FAR

LOT B
206,983 SF BLDG. AREA ABV. GRADE
16,200 SF SITE
= 2.12 FAR

OVERALL
446,793 SF BLDG. AREA ABV. GRADE
211,020 SF SITE
= 2.12 FAR

PARK REPLACEMENT:

12,825 SF PARK BUFFER
16,071 SF BUILDING
-3,246 SF PARK

GROSS BUILDING AREA

	HOTEL	RES.	PARK BLDG.	TTL
1ST FLR	N/A	14,620 SF	N/A	14,620 SF
2ND FLR	24,201 SF	25,665 SF	41,223 SF	91,095 SF
3RD FLR	24,201 SF	21,631 SF	42,341 SF	94,179 SF
4TH FLR	19,118 SF	20,382 SF	51,236 SF	91,396 SF
5TH FLR	N/A	20,420 SF	46,995 SF	67,415 SF
6TH FLR	N/A	18,100 SF	N/A	18,100 SF
7TH FLR	N/A	15,821 SF	N/A	15,821 SF
	92,399 SF	151,681 SF	233,251 SF	477,331 SF

HOTEL UNIT COUNTS

1ST FLR	COMM. SPACE	CAFE	COMM. SPACE SF:
2ND FLR	42 ROOMS	EVENT SPACE:	1,012 SF
3RD FLR	42 ROOMS	FOOD COURT:	8,091 SF
4TH FLR	23 ROOMS	B.O.H. LOBBY:	4,115 SF
TOTAL:	101 ROOMS	TOTAL:	21,128 SF

RESIDENTIAL UNIT COUNTS

1ST FLR	11 UNITS	
2ND FLR	42 UNITS	FLOOR 1-3 UNIT COUNT:
3RD FLR	30 UNITS	83 UNITS
4TH FLR	21 UNITS	
5TH FLR	21 UNITS	
6TH FLR	20 UNITS	FLOOR 4-7 UNIT COUNT:
7TH FLR	18 UNITS	80 UNITS
TOTAL:	163 UNITS	

RESTAURANT SF (IN RES. BLDG.)

1ST FLR	RESTAURANT 1:	TBD
	RESTAURANT 2:	TBD
	BAR:	TBD
	B.O.H.:	TBD
TOTAL:		5,123 SF

PARK BUILDING UNIT COUNTS

1ST FLR	13 UNITS	4,128 SF
2ND FLR	19 UNITS	1,344 SF
3RD FLR	18 UNITS	
4TH FLR	16 UNITS	
5TH FLR	13 UNITS	
TOTAL:	79 UNITS	5,412 SF

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RENDERED SITE PLAN

BOARDMILL
BLOCK
RENDERED SITE PLAN

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A2



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"

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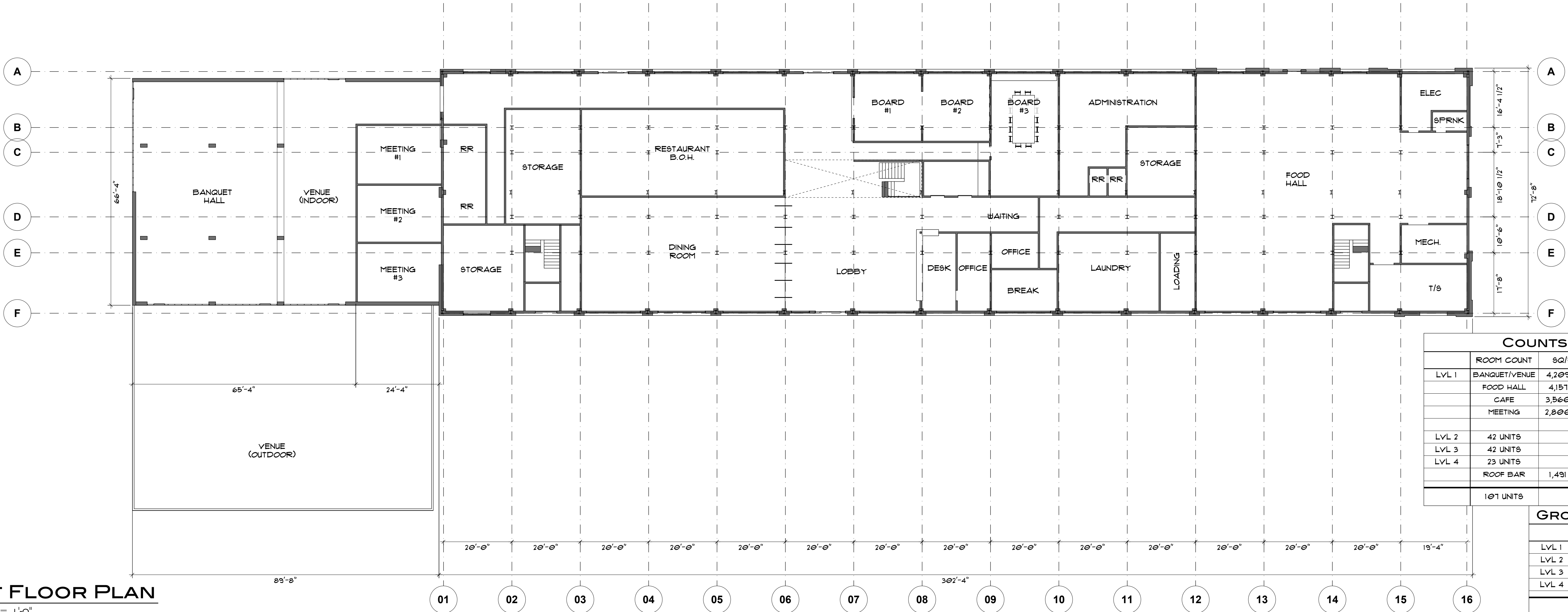
SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



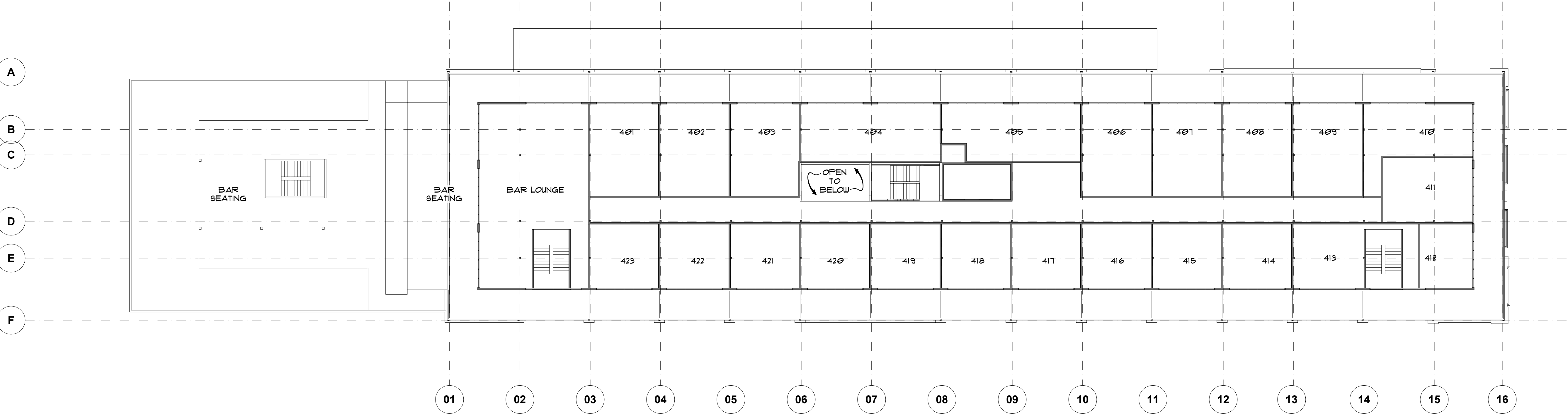
COUNTS			
	ROOM COUNT	SQ/FT	TTL
LVL 1	BANQUET/VENUE	4,209 SF	
	FOOD HALL	4,151 SF	
	CAFE	3,560 SF	
	MEETING	2,800 SF	
			18,000 SF
LVL 2	42 UNITS		21,431 SF
LVL 3	42 UNITS		21,431 SF
LVL 4	23 UNITS		10,718 SF
	ROOF BAR	1,491 SF	
	101 UNITS		71,640 SF

GROSS SQFT	
	SQ/FT
LVL 1	21,239 SF
LVL 2	21,239 SF
LVL 3	21,239 SF
LVL 4	19,718 SF
	101,435 SF

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 **FOURTH FLOOR PLAN**
SCALE: 1/16" = 1'-0"



 **THIRD FLOOR PLAN**
SCALE: 1/16" = 1'-0"



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SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"

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BOARDMILL
RESIDENCES

FLOOR PLANS

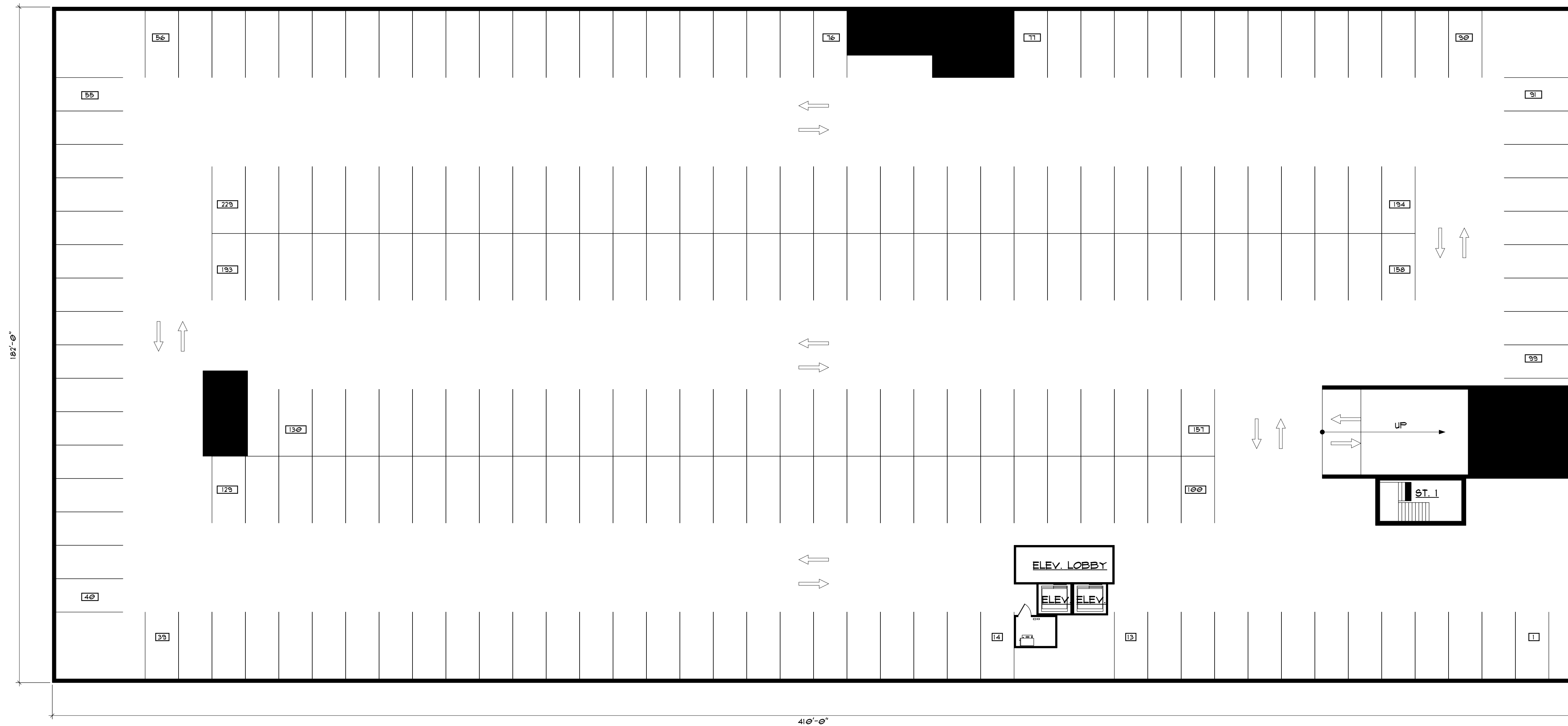
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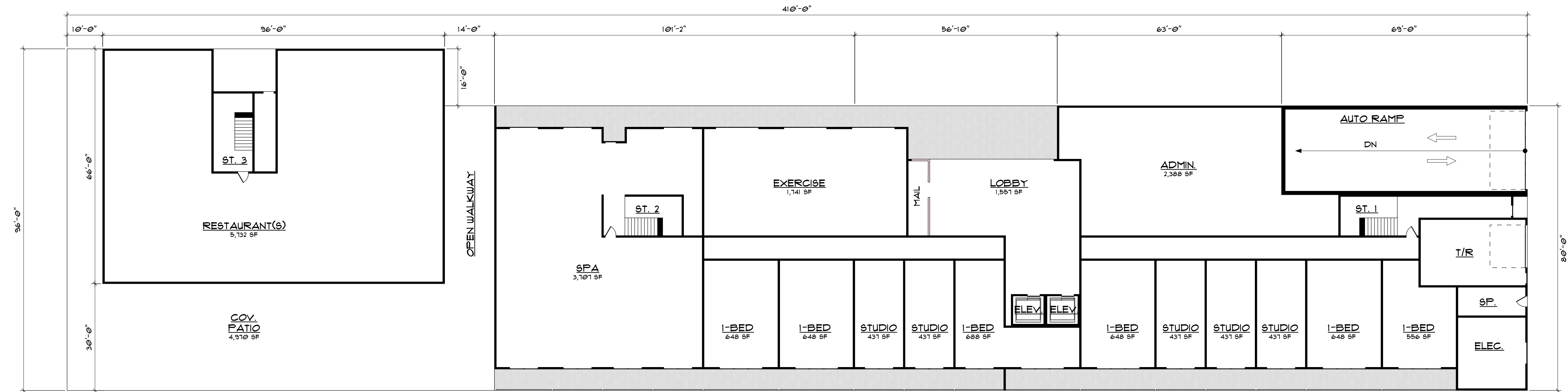


UNDERGROUND PARKING PLAN

SCALE: 1/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

UNIT COUNT AT RESIDENTIAL BUILDING

	STUDIO	STUDIO W/ MEZZ	1-BED	1-BED W/ MEZZ	2-BED	2-BED W/ MEZZ	3-BED	3-BED W/ MEZZ	TTL
LEVEL 1	5	0	6	0	0	0	0	0	11
LEVEL 2	25	0	15	0	1	0	1	0	42
LEVEL 3	17	0	11	0	0	0	2	0	30
LEVEL 4	6	0	1	0	13	0	0	1	21
LEVEL 5	6	0	1	0	13	0	0	1	21
LEVEL 6	6	0	1	0	11	2	0	0	20
LEVEL 7	0	6	0	1	0	11	0	0	18
	72	6	37	1	38	13	3	2	163

SQUARE FOOTAGE	
FIRST FLOOR -	25,665 S.F.
SECOND FLOOR -	27,631 S.F.
THIRD FLOOR -	23,668 S.F.
FOURTH FLOOR -	20,382 S.F.
FIFTH FLOOR -	20,420 S.F.
SIXTH FLOOR -	18,100 S.F.
SEVENTH FLOOR -	15,821 S.F.
MEZZANINE -	T.B.D.
TOTAL COND. -	151,687 S.F.
GARAGE, U.G. -	14,620 S.F.



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BOARDMILL
RESIDENCES

FLOOR PLANS

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FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



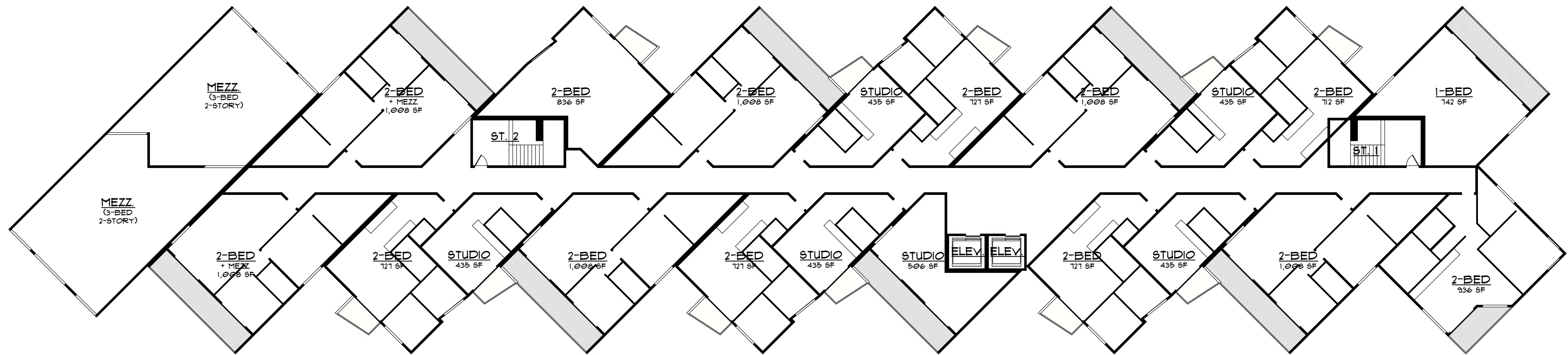
THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

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 **SIXTH FLOOR PLAN**
SCALE: 1/16" = 1'-0"



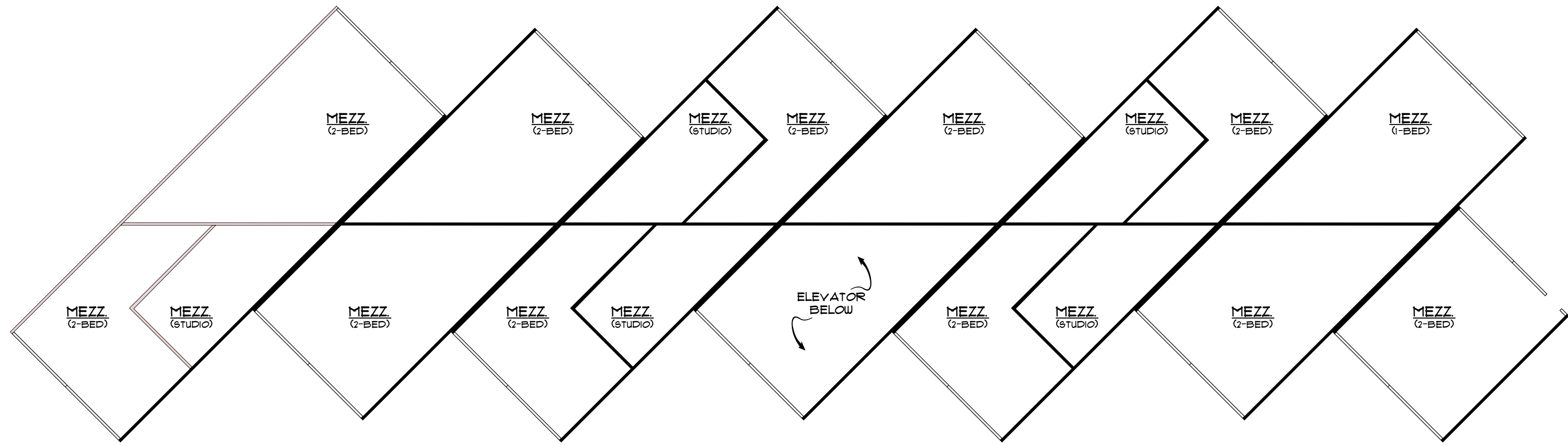
 **FIFTH FLOOR PLAN**
SCALE: 1/16" = 1'-0"

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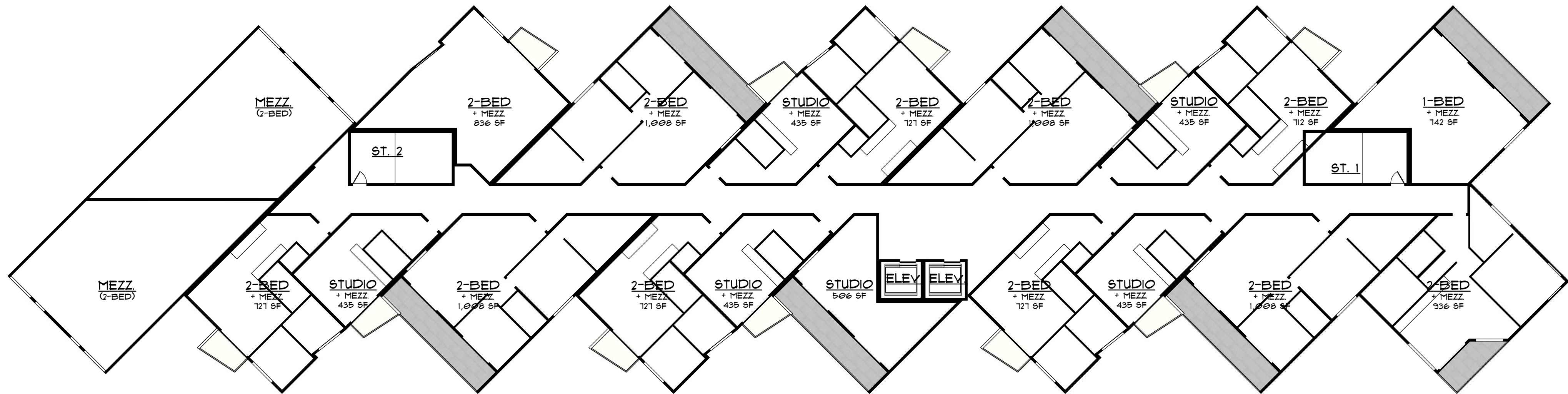
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 **MEZZANINE PLAN**
SCALE: 1/16" = 1'-0"



 **SEVENTH FLOOR PLAN**
SCALE: 1/16" = 1'-0"

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NORTH ELEVATION
SCALE: 1" = 10'-0"



WEST ELEVATION
SCALE: 1" = 10'-0"

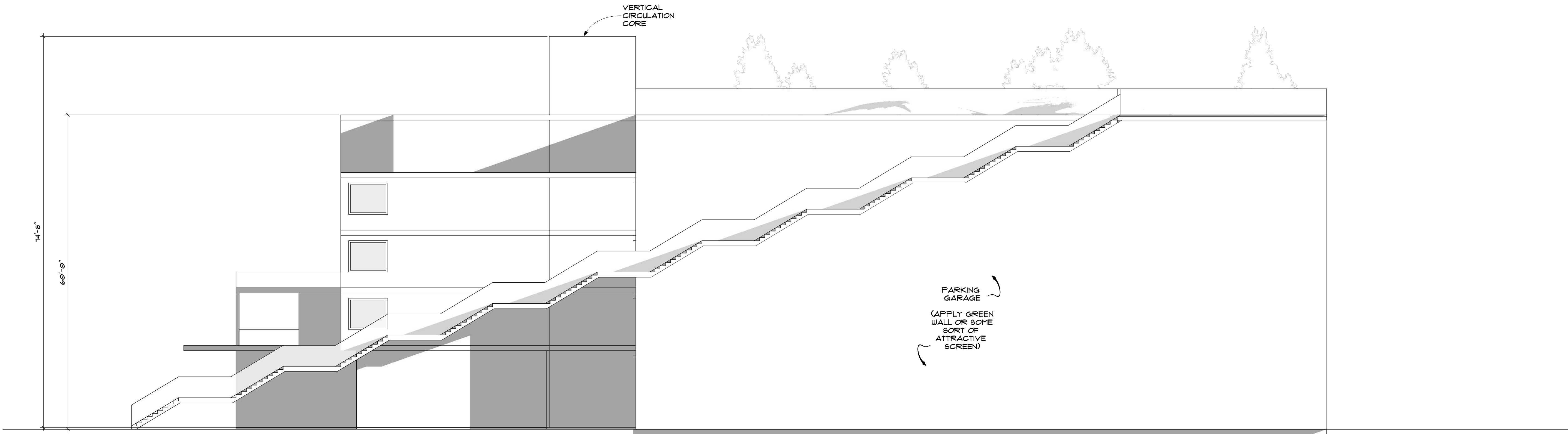
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SOUTH ELEVATION
SCALE: 1" = 10'-0"



EAST ELEVATION
SCALE: 1" = 10'-0"

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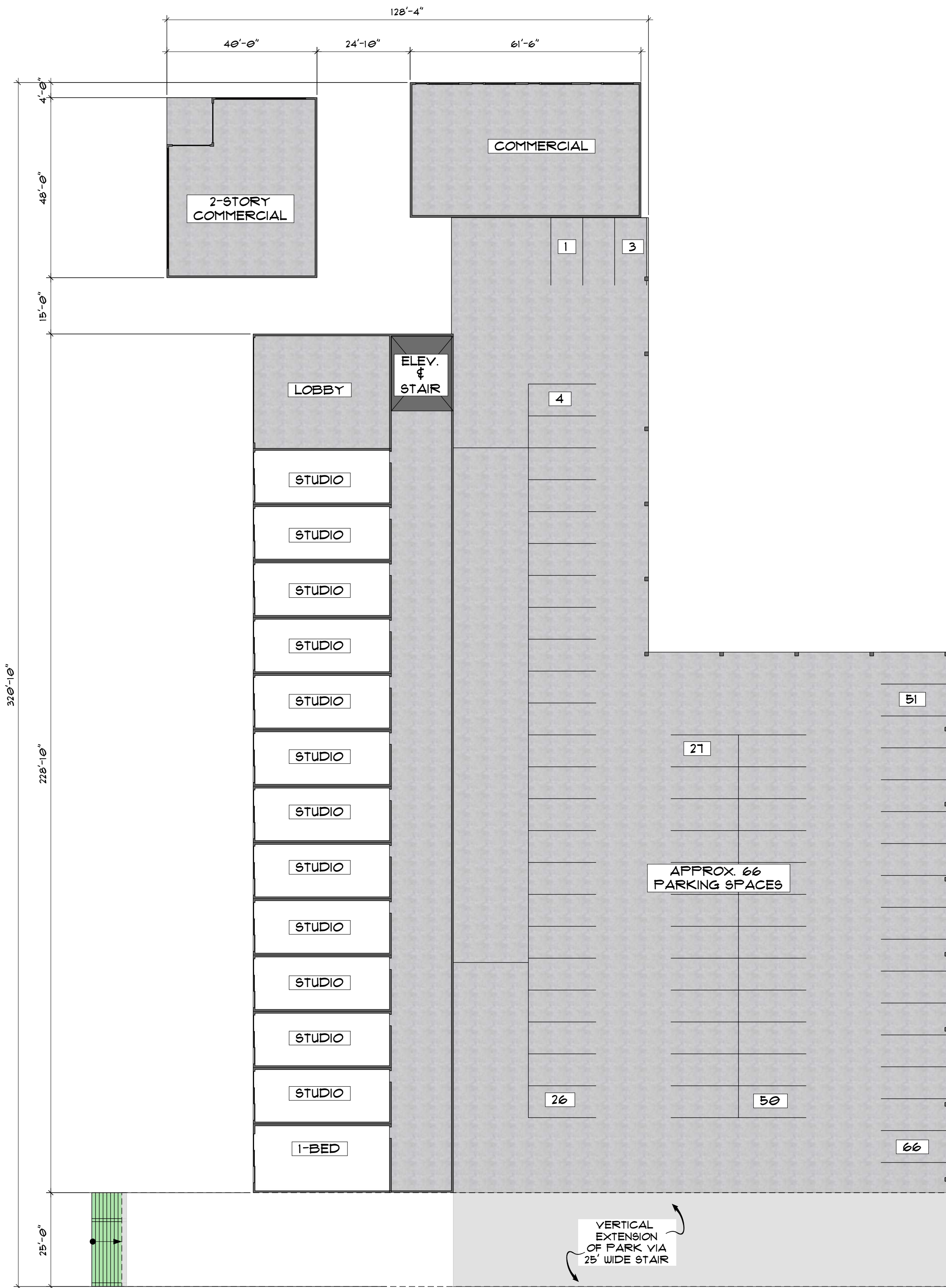
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FIRST FLOOR PLAN

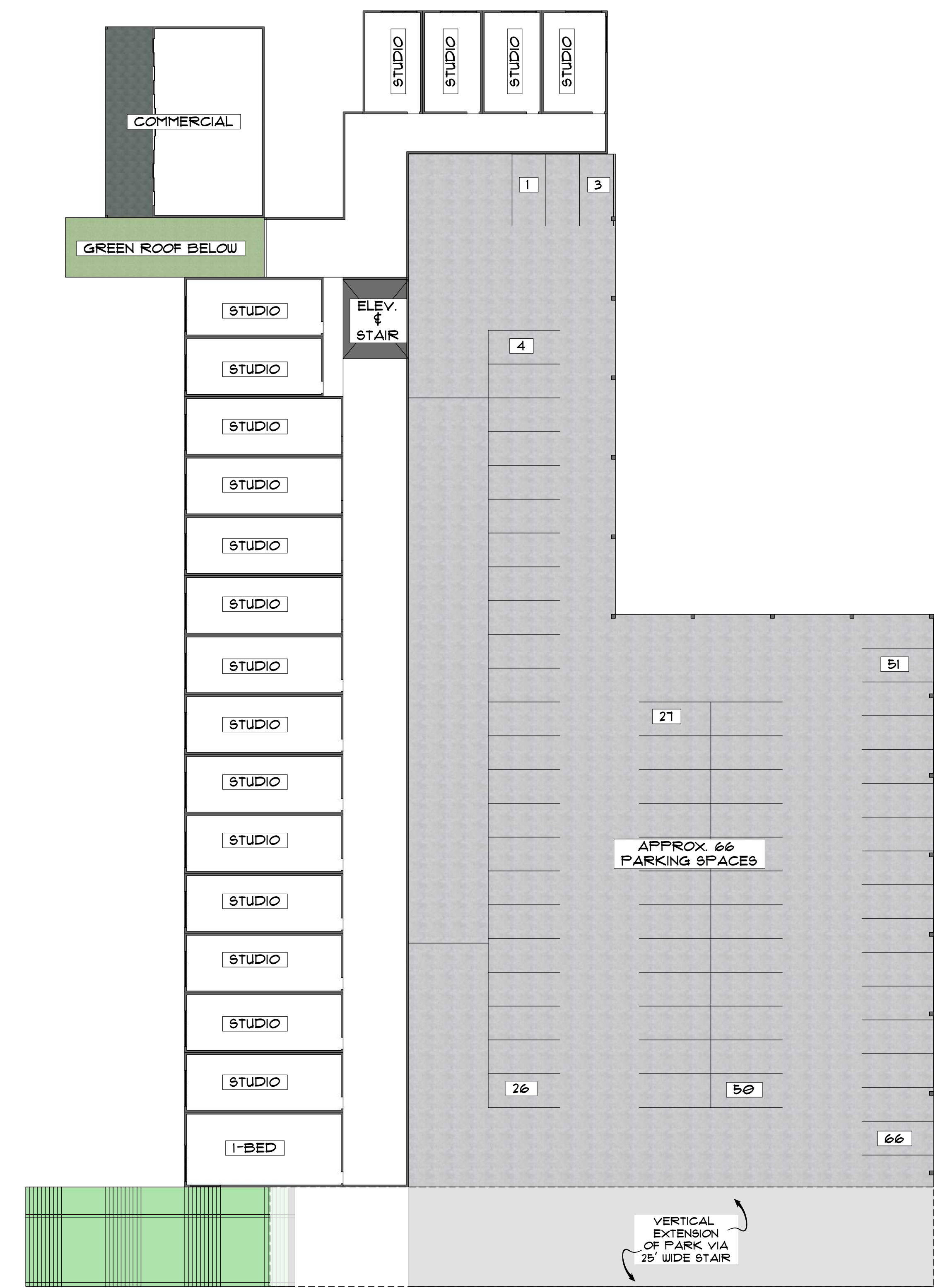
SCALE: 1" = 20'

UNIT COUNT:

12 STUDIO APARTMENTS

(1) 1-BED UNIT

	STUDIO	1-BED	2-BED	TTL
LEVEL 1	12	1	0	13
LEVEL 2	18	1	0	19
LEVEL 3	16	2	0	18
LEVEL 4	12	2	2	16
LEVEL 5	10	2	1	13
TOTAL	67	8	3	78



SECOND FLOOR PLAN

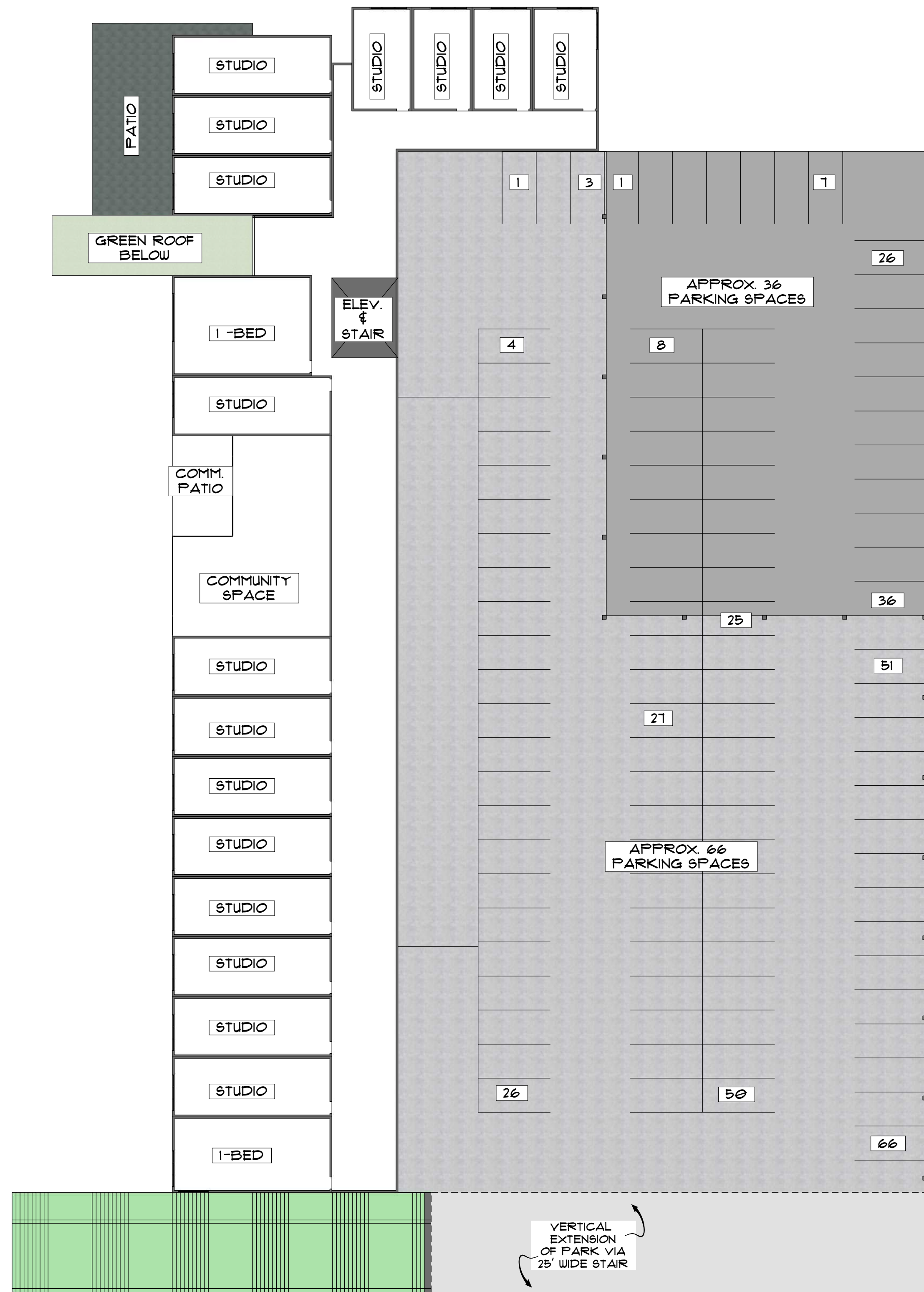
SCALE: 1" = 20'

UNIT COUNT:

17 STUDIO APARTMENTS

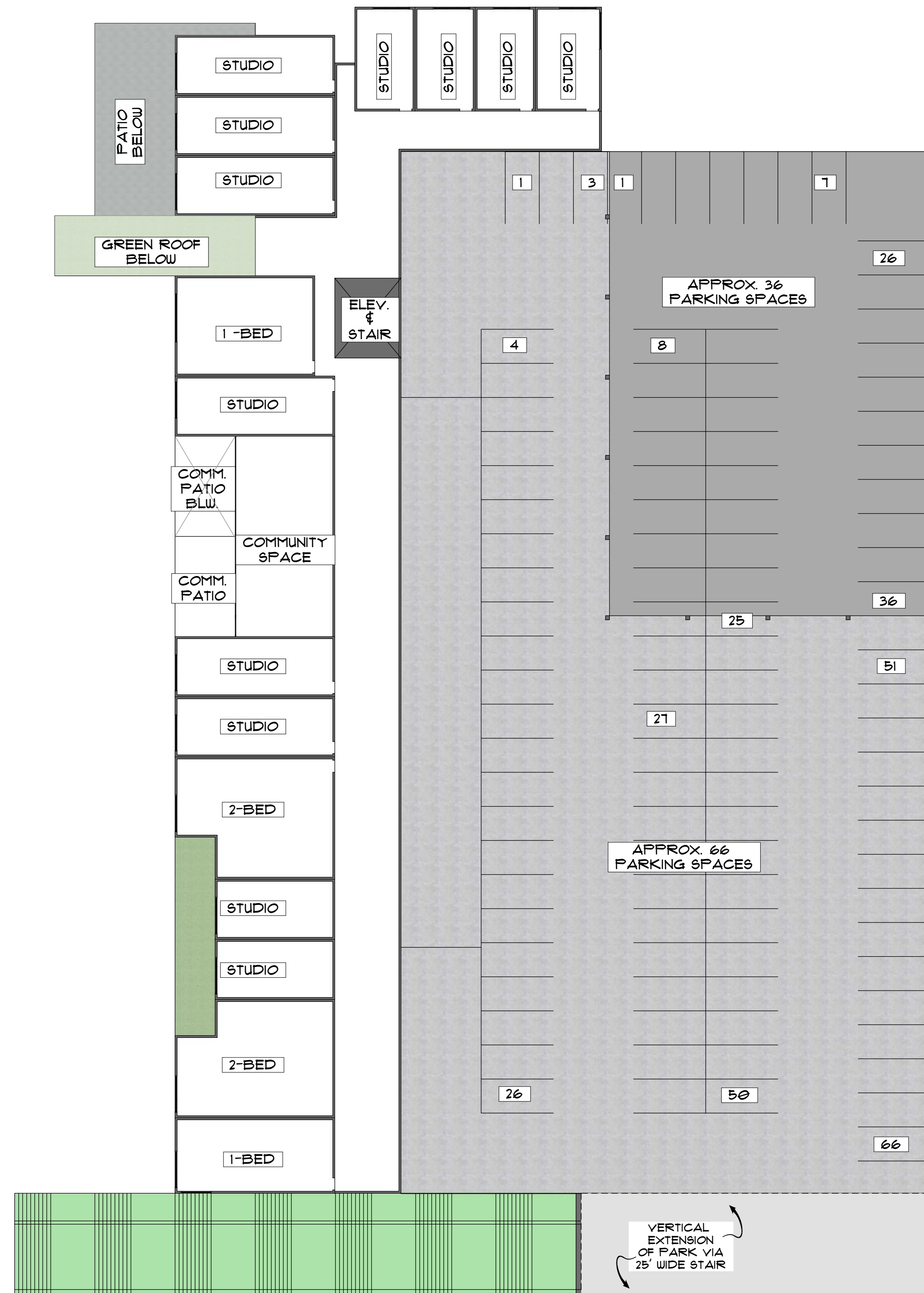
(1) 1-BED UNIT

	BUILDING	PARKING GARAGE	TTL
LEVEL 1	16,068 SF	25,165 SF	41,223 SF
LEVEL 2	17,116 SF	25,165 SF	42,341 SF
LEVEL 3	17,028 SF	25,165 SF + 9,263 SF	51,456 SF
LEVEL 4	16,808 SF	25,165 SF + 9,263 SF	51,236 SF
LEVEL 5	12,561 SF	25,165 SF + 9,263 SF	46,995 SF
TOTAL	79,641 SF	153,614 SF	233,251 SF



THIRD FLOOR PLAN
SCALE: 1" = 20'

UNIT COUNT:
16 STUDIO APARTMENTS
(2) 1-BED UNITS



FOURTH FLOOR PLAN
SCALE: 1" = 20'

UNIT COUNT:
12 STUDIO APARTMENTS
(2) 1-BED UNITS
(2) 2-BED UNITS

**BOARDMILL
PARK BUILDING**
FLOOR PLANS

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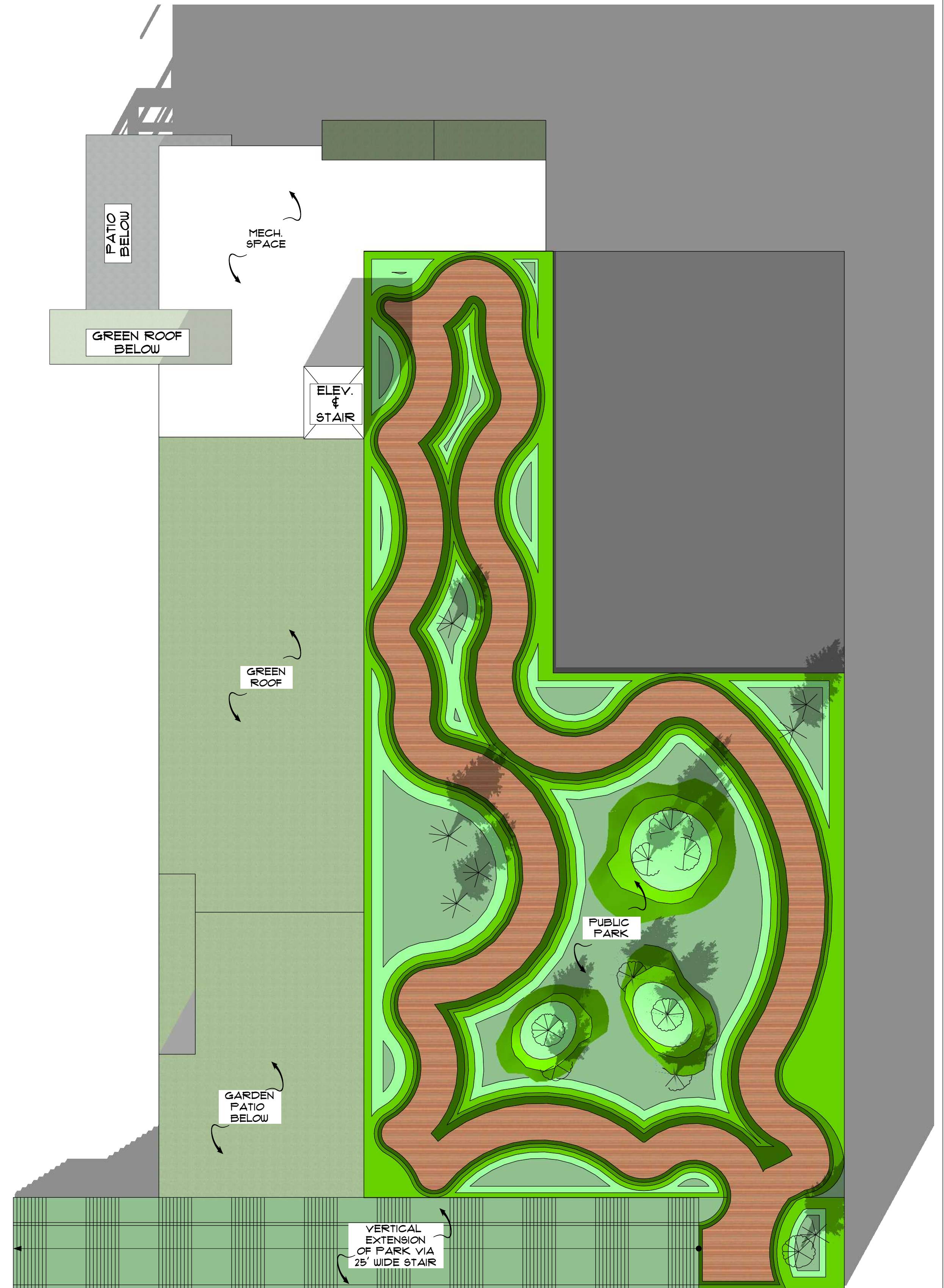
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FIFTH FLOOR PLAN
SCALE: 1" = 20'

UNIT COUNT:
10 STUDIO APARTMENTS
(2) 1-BED UNITS
(1) 2-BED UNITS



ROOF PLAN
SCALE: 1" = 20'

UNIT COUNT:
25,000 SQ. FT.
OF PUBLIC PARK

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4 - VIEW FROM HOTEL ACCESS

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3 - VIEW FROM RESIDENTIAL CORNER

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3 - VIEW FROM RESIDENTIAL CORNER

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4 - THANK YOU FOR YOUR TIME

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A20