



HUMPHREYS & PARTNERS ARCHITECTS, L.P.

September 4, 2013

Kathy Bell
City of Bellingham Planning and Community Development
City Hall
210 Lottie Street
Bellingham, WA 98225

Re: University Ridge

Dear Kathy,

On Wednesday August 28th, Eric Pree of Ron Jepson & Associates submitted five revised documents for the project. The following is a description and reason for revision of those documents:

1. HPA A101 Cover Sheet – The tabulations were revised showing updated Open Space and Usable Space calculations.
2. HPA A2.01 Site Plan - The tabulations were revised showing updated Open Space and Usable Space calculations. The plan was revised to show the locations of these revisions. Two section cut locations were added for clarity.
3. HPA Site Sections – The upper drawing (#2) had trees added in the area of the raingarden and the lowest parking field. These were recommended by Staff and agreed to by the Applicants.
4. TRA Landscape Plan – Leyland Cypress trees were added to the examples for buffer landscaping. These trees are very hardy, fast growing, coniferous, and make excellent vegetative screens.
5. RJA Sheet #1 of 2 – Two trail section details were added. One shows a typical stair detail, and the other a typical trail cross section. These were studied among the Applicant team, and prepared by the Landscape Architect. Also, a potential area for a trail easement was indicated.

If you have any questions about these submittals, please contact me anytime. Please distribute this letter as you feel is appropriate.

Thanks,
Glen Peterson, AIA

Cc: Ron Jepson, Eric Pree, Pat Morrill, Tom Rengstorf

UNIVERSITY RIDGE

OWNER:

AMBLING UNIVERSITY DEVELOPMENT GROUP



UNIVERSITY RIDGE						AUDG/SUTTON PLACE PROPERTIES		2012455
UNIT TABULATION (4-STORY)								8/27/2013
UNIT NAME	UNIT TYPE	NET AREA (SF)	BEDROOMS	PERCENTAGE	TOTAL AREA	% BREAKDOWN		
B1	2BR/2BA	817	80	24.39%	32,680	24.39%		
D1	4BR/4BA	1,276	208	31.71%	66,352			
D1-ALT	4BR/4BA	1,266	96	14.63%	30,384			
D2	4BR/4BA	1,312	192	29.27%	62,976	75.61%		
TOTALS			576	100.00%	192,392	100%		
UNIT AVERAGE NET SF:					1,173			
NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.								
PROJECT DATA								
OPEN SPACE:		PRIVATE:	0.37	AC COURTYARDS				
		PUBLIC:	3.27	A.C. REQ. STBK				
			0.33	AC CONSOLIDATION AVE DEDICATION				
		TTL OS:	3.60	AC				
CLUBHOUSE/MAINTENANCE (G.F.A.)			6,741					
PARKING:		REQUIRED:	280	SPACES				
		PROVIDED:	423	SPACES (SURFACE PARKING)				
			0.73	SPACE/BEDROOM				
OPEN SPACE ANALYSIS:								
REQUIRED:		25% OF TOTAL SITE AREA	121,362.6 SF					
PROVIDED:		57% OF TOTAL SITE AREA	275,432 SF					
USABLE SPACE:								
REQUIRED:		250 SF PER UNIT	41,000 SF					
PRIVATE:		4'x10' MIN. DIMENSIONS						
PROVIDED:		PRIVATE BALCONY/PATIO AT EACH UNIT						
		UNIT B1: 4'-3"x10'-11"	46 SF	1,840 SF (40 UNITS)				
		UNIT D1: 4'-3"x11'-8"	54 SF	2,808 SF (52 UNITS)				
		UNIT D1-ALT: 4'-5"x11'-8"	54 SF	1,296 SF (24 UNITS)				
		UNIT D2: 4'-11"x11'-8"	48 SF	2,304 SF (48 UNITS)				
				6,248 SF X 3 = 24,744 SF				
COMMON:		CLUBHOUSE:	5,000 SF X 7 = 10,100 SF					
		USABLE SPACE #1:	2,520 SF					
		USABLE SPACE #2:	2,133 SF					
		USABLE SPACE #4:	11,081 SF					
		USABLE SPACE #5:	2,770 SF					
			28,541 SF					
TOTAL COMMON & PRIVATE USABLE SPACE:			53,325 SF					

A-101

Prepared by HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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UNIVERSITY RIDGE
AMBLING UNIVERSITY DEVELOPMENT GROUP

Aug. 27, 2013

BELLINGHAM, WA

HPA#12455

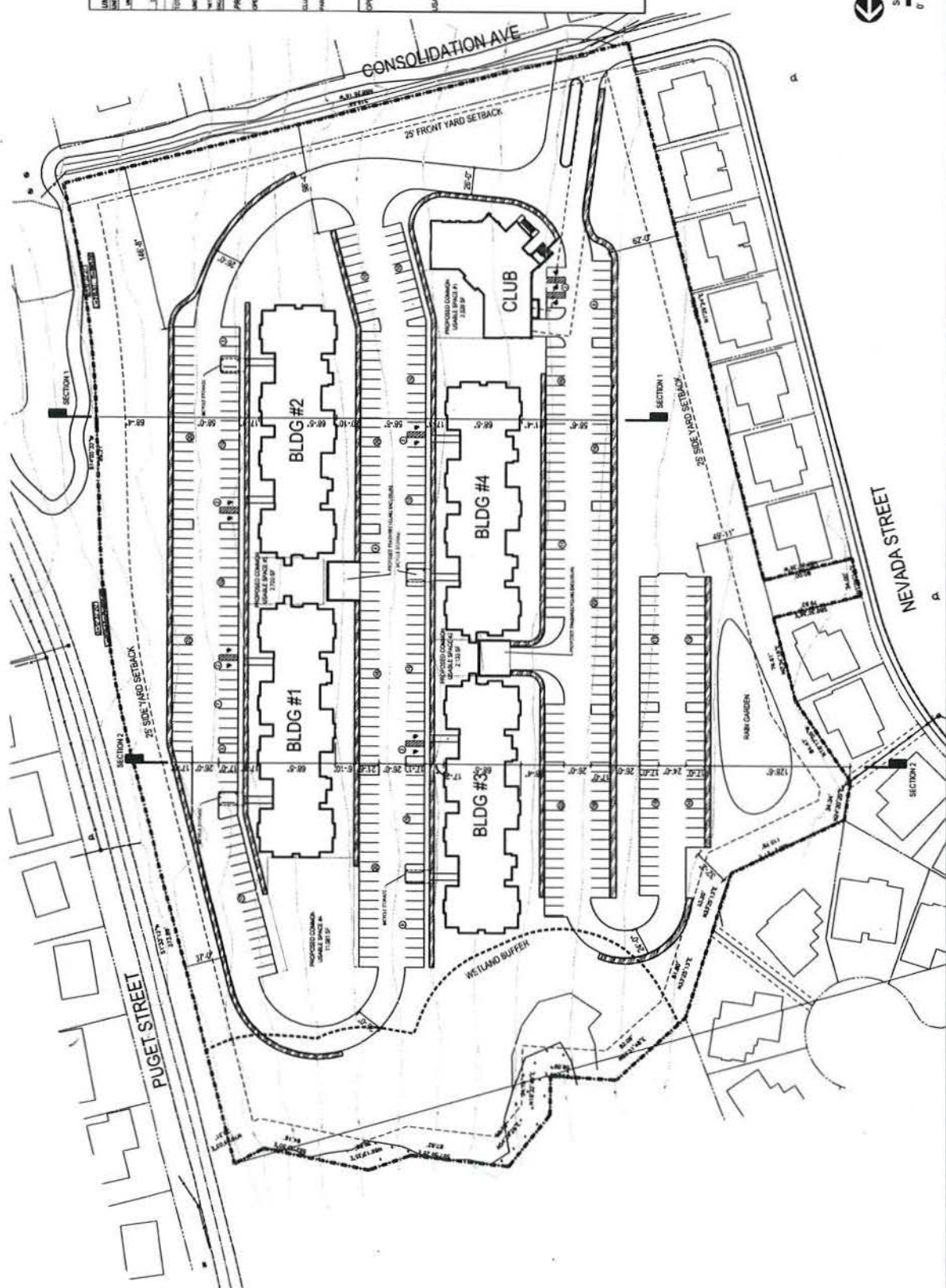


HUMPHREYS & PARTNERS ARCHITECTS L.P.

5339 Alpha Road, Suite 300, Dallas, TX 75240 (972) 701-0530 (972) 701-9639

www.humphreys.com marketing@humphreys.com

BALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX



UNIVERSITY RIDGE UNIT 1 (MILITATION LAYOUT)		ACQUISITION PLACE PROPERTIES	
UNIT 1	10000	UNITS	10000
UNIT 2	10000	UNITS	10000
UNIT 3	10000	UNITS	10000
UNIT 4	10000	UNITS	10000
UNIT 5	10000	UNITS	10000
UNIT 6	10000	UNITS	10000
UNIT 7	10000	UNITS	10000
UNIT 8	10000	UNITS	10000
UNIT 9	10000	UNITS	10000
UNIT 10	10000	UNITS	10000
UNIT 11	10000	UNITS	10000
UNIT 12	10000	UNITS	10000
UNIT 13	10000	UNITS	10000
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UNIT 92	10000	UNITS	10000
UNIT 93	10000	UNITS	10000
UNIT 94	10000	UNITS	10000
UNIT 95	10000	UNITS	10000
UNIT 96	10000	UNITS	10000
UNIT 97	10000	UNITS	10000
UNIT 98	10000	UNITS	10000
UNIT 99	10000	UNITS	10000
UNIT 100	10000	UNITS	10000

ARCHITECTURAL SITE PLAN
 SCALE: 1" = 40'-0"
 SCALE: 1" = 40'-0"
 0' 40' 80' 160'

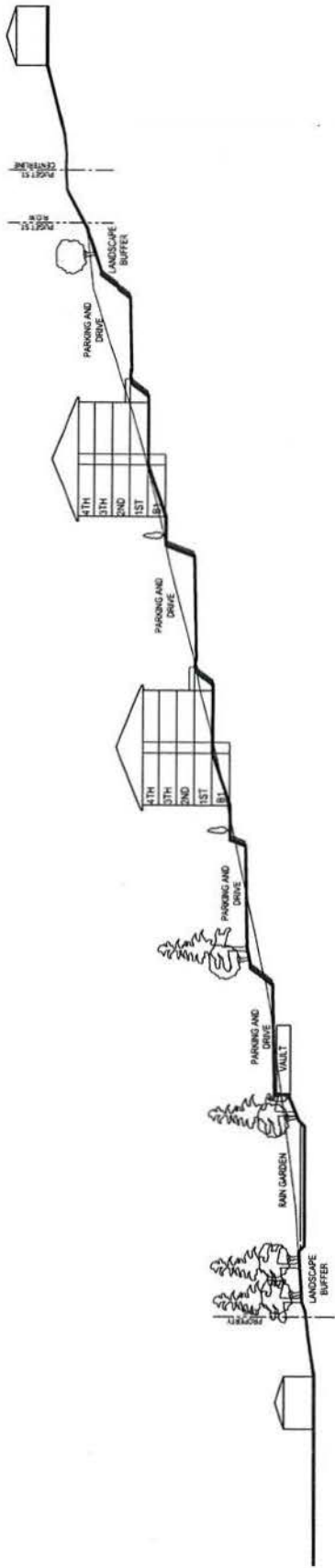
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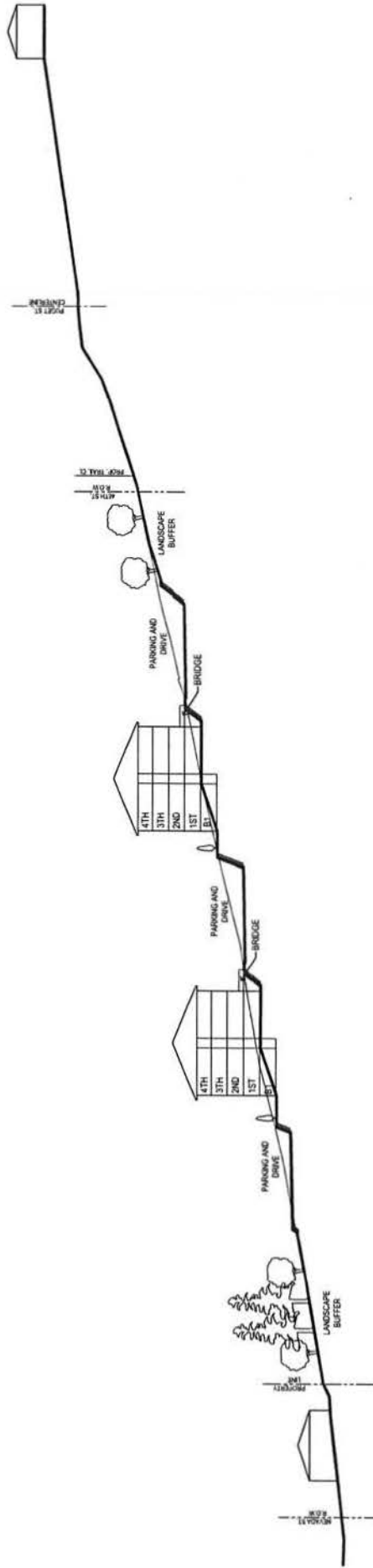


HUMPHREYS & PARTNERS ARCHITECTS L.P.
 5339 Aurora Road, Suite 300 Dallas, TX 75249 (972) 791-9636 (972) 701-9639
 www.humphreys.com hpa@humpreys.com
 DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS PORTLAND OMAHA PHOENIX

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2 SITE SECTION WEST TO EAST
SCALE: 1/8"=1'-0"



1 SITE SECTION WEST TO EAST
SCALE: 1/8"=1'-0"

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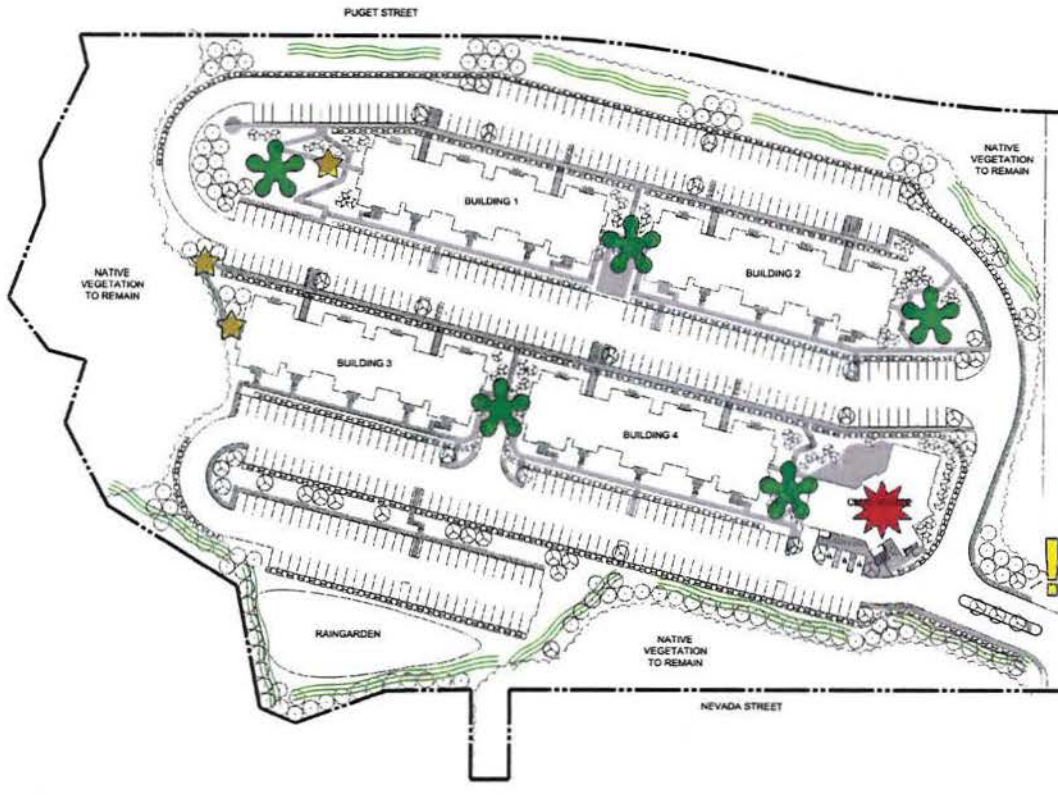


HUMPHREYS & PARTNERS ARCHITECTS L.P.
 5333 Avenue of the Stars, Suite 200, Dallas, TX 75245 (972) 757-3608 (972) 757-9887
 www.humphreys.com max@humpreys.com
 DALLAS CHARLOTTE HOUSTON BEACH LAS VEGAS NEW ORLEANS MINNEAPOLIS ORLANDO PHOENIX

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BUFFER LANDSCAPE 



SCALE: 1" = 50'-0"
0 50 100 200



 **PROJECT SIGNAGE**



 **OVERLOOK**



 **CLUBHOUSE**



PLANT MATERIALS



BUILDING PERIMETER LANDSCAPE



 **OPEN SPACE**

UNIVERSITY RIDGE - landscape plan

Ambling University Development Group

