Project Name: Northshore Residence

Project Location: Bellingham, WA

Project Area: 4,563 SF

Project Narrative:

The .85 acre waterfront property is located in a relatively densely populated area of Lake Whatcom. The property drops steeply from the road and gradually flattens closer to the water where a one-story, 2 bedroom house had previously resided within the 110’ setback from the ordinary high water mark. The neighboring houses were also built within this setback. Despite existing conditions and precedent, the client’s desire to build within this setback required a Shoreline Conditional Use Permit. The permit was obtained by proposing that the existing waterfront lawn be restored to a natural shoreline meadow with native plantings. The result was a natural habitat that positively impacted the neighborhood, shoreline ecology and the public’s experience of the lake.

The client desired a modern yet warm and inviting home that was livable and open for entertaining. The materials are a mixture of exposed structural steel and exposed concrete with the warmth of wood throughout the interior and exterior. The client wanted a beautiful, high-end home but not a “museum”. Exterior covered space was important as was the ability to open the house to the exterior and create a comfortable flow inside and out. Maximizing the views of the water and shielding the neighboring homes was also a priority.
SECOND FLOOR PLAN

- **Bedrooms:**
  - Master Bedroom
  - Guest Bedroom
  - Two additional bedrooms

- **Bathrooms:**
  - Bath 1
  - Bath 2
  - Bath 3
  - Ensuite

- **Closets:**
  - Master Bedroom Closet
  - Multiple guest bedroom closets

- **Storage:**
  - Above the guest bedroom

- **Laundry:**
  - Located near the guest bedroom

- **Game Room:**
  - Connected to the guest bedroom

- **Staircase:**
  - Leads from the second floor to the lower levels

- **Roof:**
  - Accessible from multiple points

- **Walls:**
  - Hallway

- **Shower:**
  - Ensuite and Bath 3

- **Tub:**
  - Ensuite and Bath 3
- TYP. SECOND FLOOR:
  - FINISHED FLOOR
  - 1 1/2" GYPCRETE W/ RADIANT HEAT TUBES
  - PLYWOOD PER STRUCT.
  - FLOOR FRAMING PER STRUCT.

- TYP. MAIN FLOOR:
  - FINISHED FLOOR
  - 4" CONC. SLAB W/ RADIANT HEAT TUBES
  - 2" (R-10) RIGID INSULATION
  - VAPOR BARRIER
  - 4" DRAINAGE COURSE

- ROOF ASSEMBLY:
  - STONE BALLAST
  - SINGLE PLY MEMBRANE
  - TAPERED RIGID (XPS) INSULATION
  - 5/8" SHEATHING PER STRUCTURAL
  - R-19 BATT INSULATION INSTALLED DIRECTLY BELOW SHEATHING
  - 2X10 JOISTS PER STRUCTURAL
  - FINISHED CEILING

- CONT. 6" GUTTER W/ GRAVEL STOP, BOTH SIDES
  - 3" DIA. DOWNSPOUT BEYOND

- GUARDRAIL SHALL NOT ALLOW THE PASSAGE OF A 4" DIA. SPHERE, TYPICAL

- EXTERIOR WALL ASSEMBLY:
  - SIDING PER ELEVATIONS
  - WRB
  - SHEATHING PER STRUCT.
  - R-21 BATTS
  - 2X6 FRAMING PER STRUCT.
  - VAPOR BARRIER
  - GWB FINISH

- PATIO ROOF ASSEMBLY:
  - STONE BALLAST
  - SINGLE PLY MEMBRANE
  - TAPERED RIGID INSULATION OR BUILT-UP SLOPE
  - 5/8" SHEATHING PER STRUCTURAL
  - 2X10 JOIST PER STRUCTURAL
  - T&G SOFFIT

- SDR35 PVC SD PER CIVIL

- THERMAL BREAK @ CONDITIONED SLAB EDGE, TYP.

- R-38 BATT INSULATION IN FLOORS OVER UNCONDITIONED SPACE, TYP.