

Option 1 (Staff Recommended)

SITE INFORMATION:

ADDRESS: 211 FRONT STREET
 APN: 4004 0204 0551 0000
 ZONING: R-6 RESIDENTIAL HIGH DENSITY
 ALLOWABLE HEIGHT: 35'
 SETBACKS (TO FOUNDATION)
 FRONT: 20'
 SIDE: 5'
 REAR: 5'
 ALLOWABLE LOT COVERAGE: 35%

PARKING:
 3 DUB x 2 SPACES/DU = 6 SPACES
 FRONT:

SITE AREAS:

SITE (PER NU SURVEY): 6,448 SF
 BUILDING FOUNDATION: 2,695 SF
 DIFFERENCE: 4,353 SF
 LOT COVERAGE: 33%
 WITH COVERED RAMP + PORCHES: 2,592 SF
 LOT COVERAGE: 46%

UNIT AREAS (TO FACE OF FRAMING)

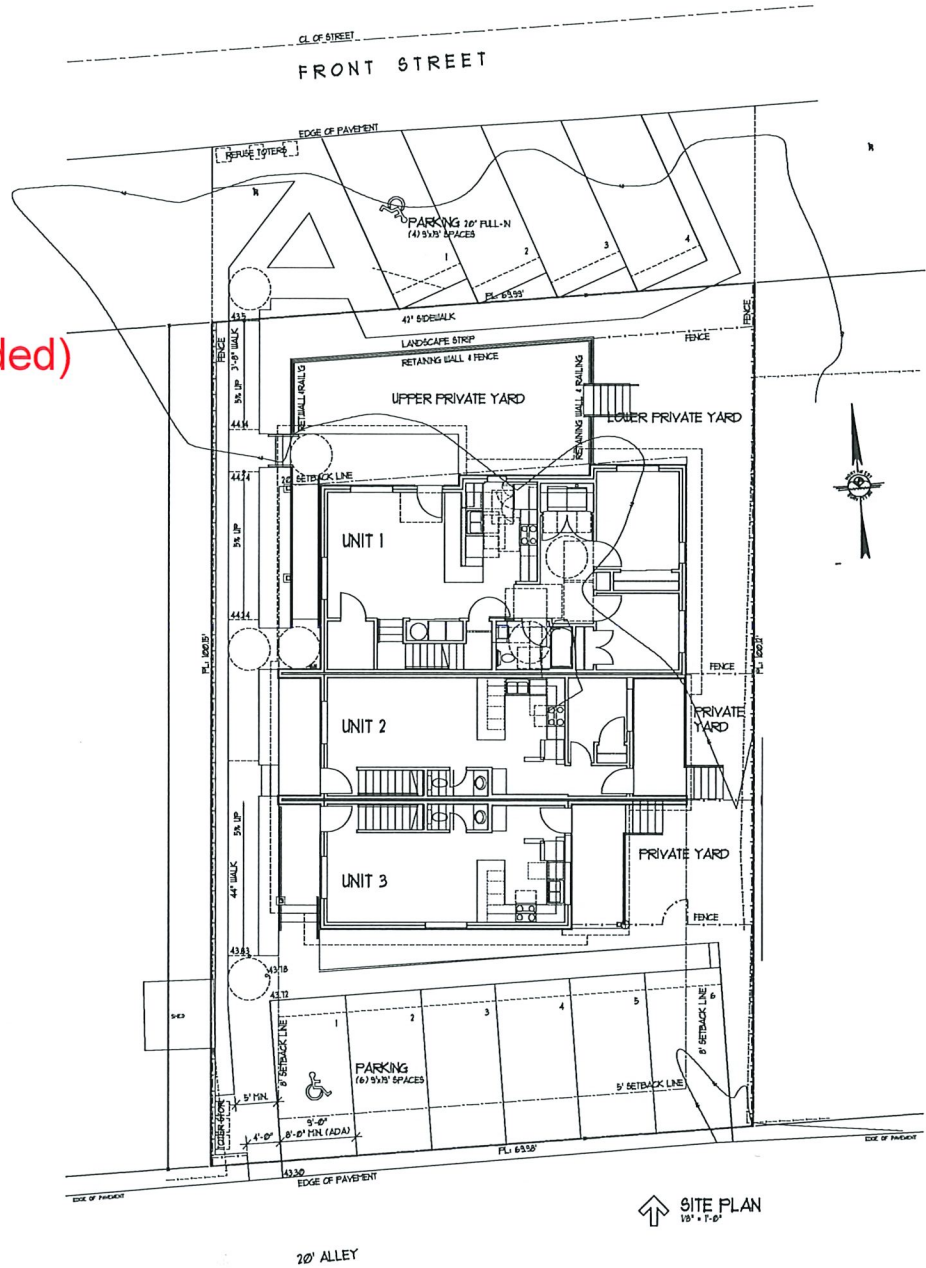
UNIT 1: 4 BEDROOM, 1 1/2 STORY, TYPE A ACCESSIBLE
 1st FLOOR: 1,676 SF
 2nd FLOOR: 534 SF
 TOTAL: 2,210 SF
 LOT 1 AREA: 2,854 SF
 COVERAGE: 36%

UNIT 2: 3 BEDROOM, 2 STORY, NON ACCESSIBLE
 1st FLOOR: 1,461 SF
 2nd FLOOR: 450 SF
 TOTAL: 1,911 SF
 LOT 2 AREA: 512 SF
 COVERAGE: 57%

UNIT 3: 3 BEDROOM, 2 STORY, NON ACCESSIBLE
 1st FLOOR: 451 SF
 2nd FLOOR: 451 SF
 TOTAL: 902 SF
 LOT 3 AREA: 2,442 SF
 COVERAGE: 17%

COVERED RAMP + PORCHES:

UNIT 1: RAMP: 11 SF
 N. PORCH: 01 SF
 UNIT 2: W. PORCH: 07 SF
 E. PORCH: 02 SF
 UNIT 3: W. PORCH: 51 SF
 E. PORCH: 53 SF
 TOTAL: 451 SF



↑ SITE PLAN
1/8" = 1'-0"

DRAWING INDEX

- cu1b Site Plan & Notes
- cu2b 1st & 2nd Floor Plans
- cu3b Exterior Elevations
- cu32b Exterior Elevations
- cu33b Cross Sections

Option 2

SITE INFORMATION:

ADDRESS: 221 FRONT STREET
 APN: 4004 0204 0551 0000
 ZONING: R-6 RESIDENTIAL HIGH DENSITY
 ALLOWABLE HEIGHT: 35'
 SETBACKS (TO FOUNDATION)
 FRONT: 20'
 SIDE: 5'
 REAR: 5'
 ALLOWABLE LOT COVERAGE: 35%
 PARKING:
 3 DWG x 7 SPACES/DU + 6 SPACES FRONT

SITE AREAS:

SITE (PER NU SURVEY):	6,448 SF
BUILDING FOUNDATION:	2,956 SF
DIFFERENCE:	4,353 SF
LOT COVERAGE:	32%
WITH COVERED RAMP + PORCHES:	2,592 SF
LOT COVERAGE:	46%

UNIT AREAS: (TO FACE OF FRAMING)

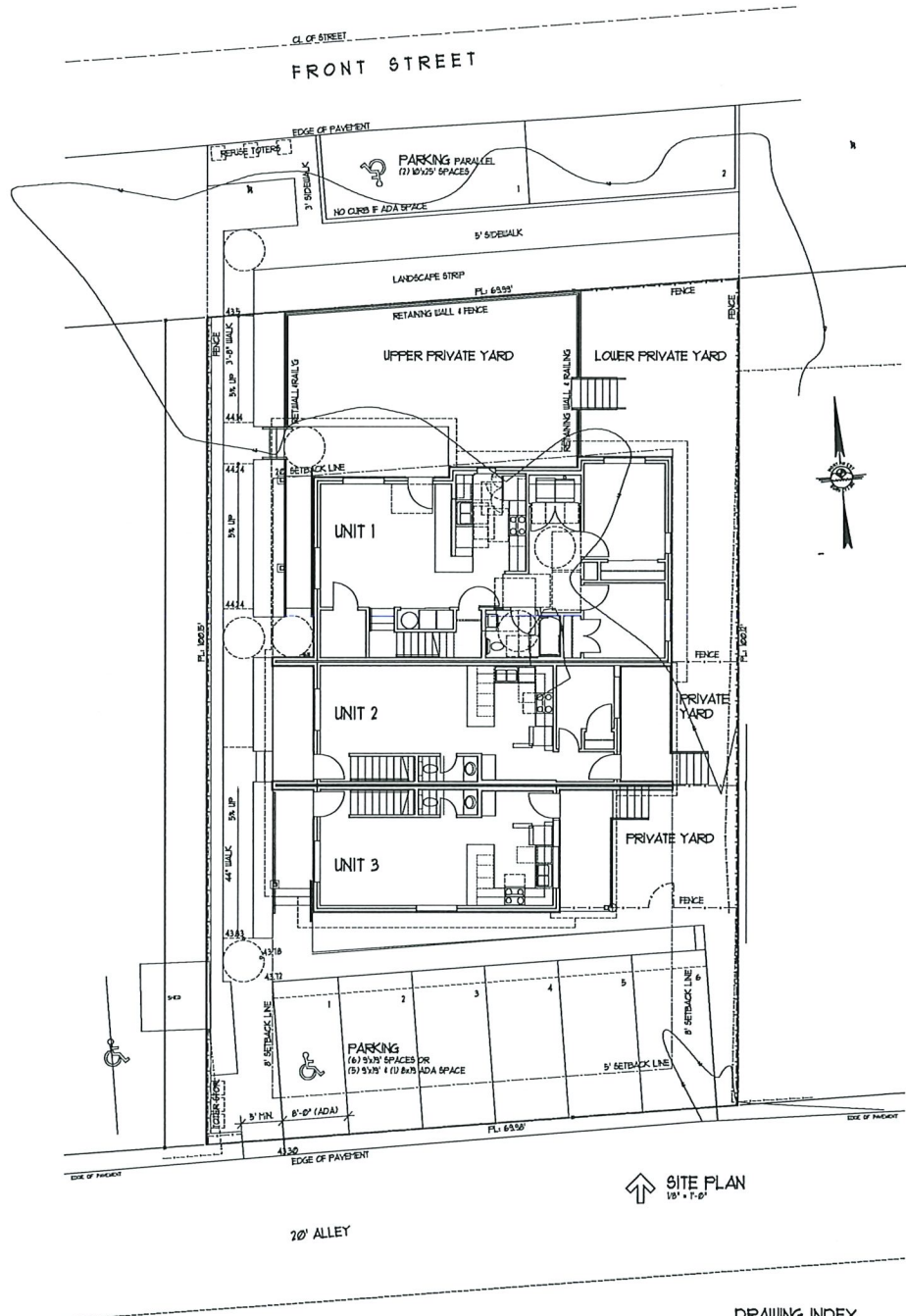
UNIT 1: 4 BEDROOM, 1 1/2 STORY, TYPE A ACCESSIBLE	
1st FLOOR:	1,076 SF
2nd FLOOR:	534 SF
TOTAL:	1,610 SF
LOT 1 AREA:	2,854 SF
COVERAGE:	36%

UNIT 2: 3 BEDROOM, 2 STORY, NON ACCESSIBLE	
1st FLOOR:	341 SF
2nd FLOOR:	450 SF
TOTAL:	1,000 SF
LOT 2 AREA:	512 SF
COVERAGE:	57%

UNIT 3: 2 BEDROOM, 2 STORY, NON ACCESSIBLE	
1st FLOOR:	431 SF
2nd FLOOR:	431 SF
TOTAL:	862 SF
LOT 3 AREA:	2,642 SF
COVERAGE:	17%

COVERED RAMP + PORCHES:

UNIT 1: RAMP:	11 SF
N. PORCH:	01 SF
UNIT 2: N. PORCH:	01 SF
E. PORCH:	02 SF
UNIT 3: N. PORCH:	01 SF
E. PORCH:	03 SF
TOTAL:	431 SF



↑ SITE PLAN
1/8" = 1'-0"

DRAWING INDEX

- cul.b Site Plan & Notes
- cul.1b 1st & 2nd Floor Plans
- cul.2b Exterior Elevations
- cul.3b Exterior Elevations
- cul.3b Cross Sections

REDUCE SCALE 0" = 1" 1" = 12 INCHES 1/4" = 3 INCHES 1/8" = 1 INCH



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C: gmy/g

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CONSTRU

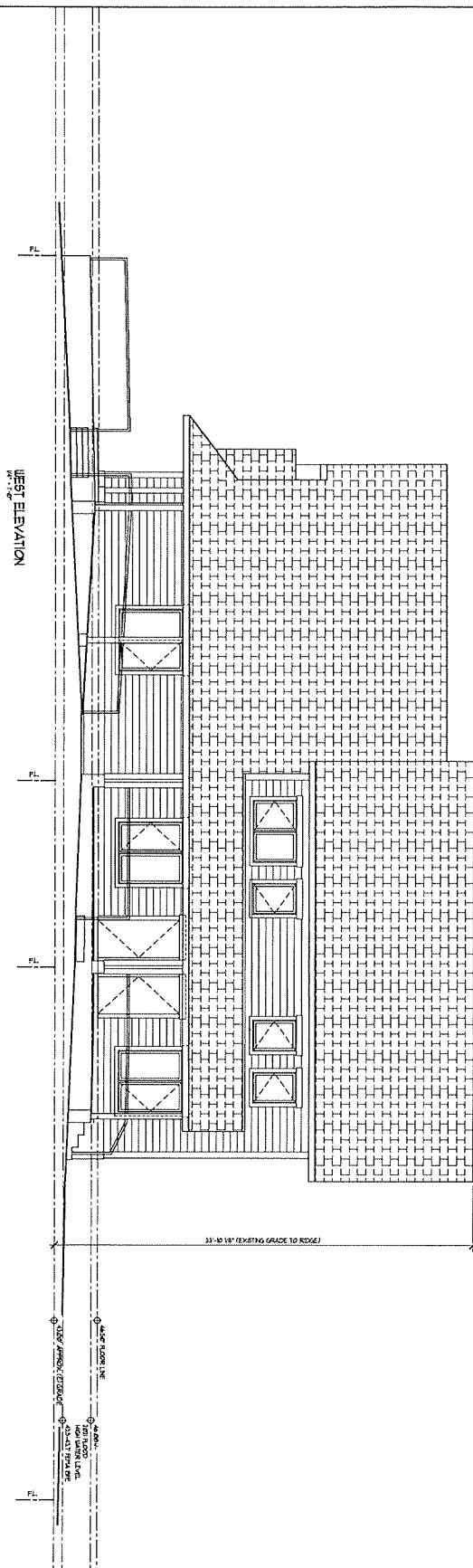
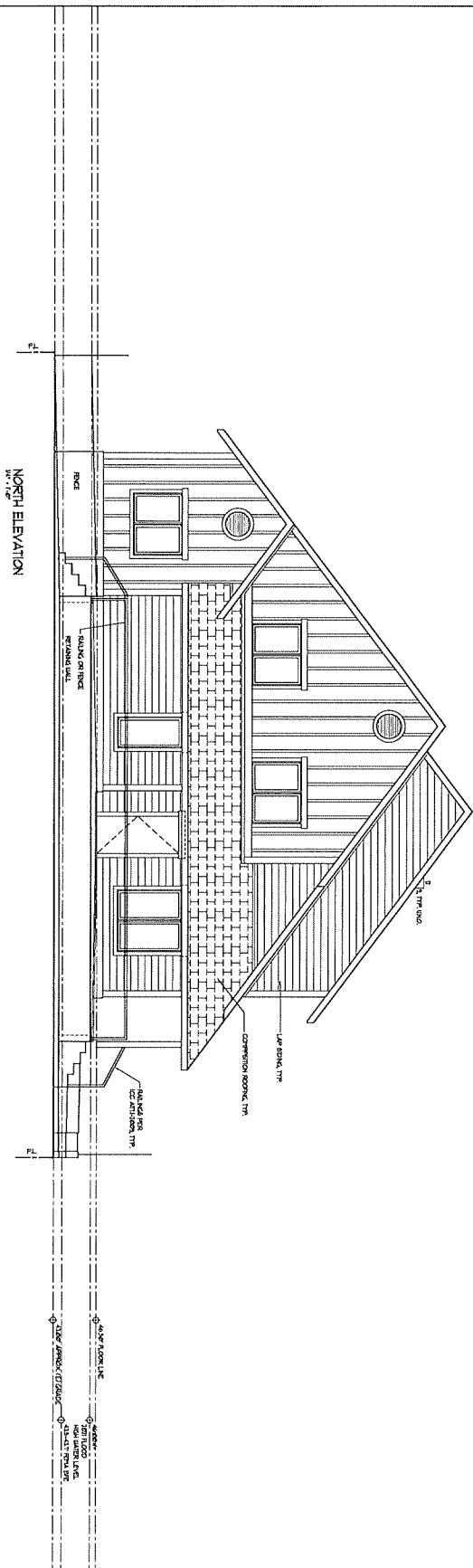
Conditional Use Application
221 Front Street Triplex
Gunnels Washington

ISSUED FOR:
CU App
CU Residential
CU Residential

PROJECT NO.:
DRAWN:
SCALE: 1
Site Plan &
Notes

Scheme D
DRAWING TITLE
DRAWING NUMBER

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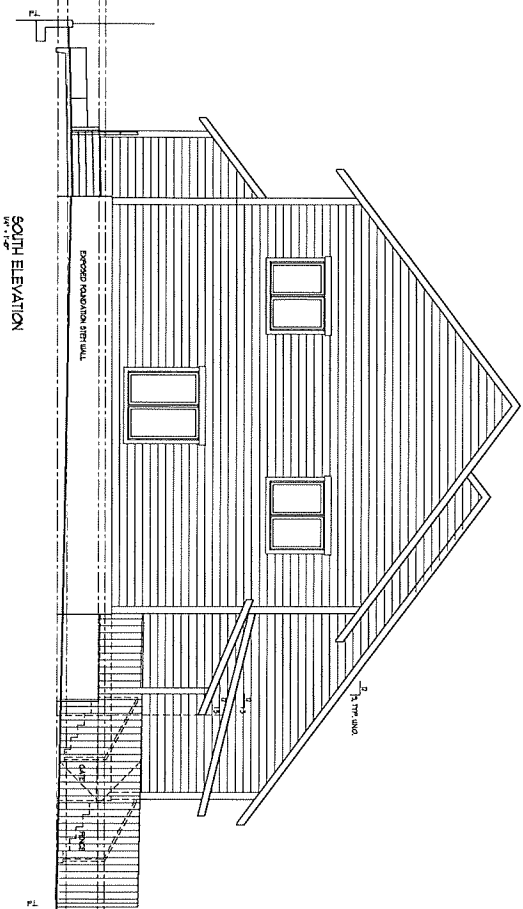
DRAWING TITLE
 221 Front Street Triplex
 Elevation
 CU3.1b

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	12/15/2023
2	FOR CONSTRUCTION	01/10/2024

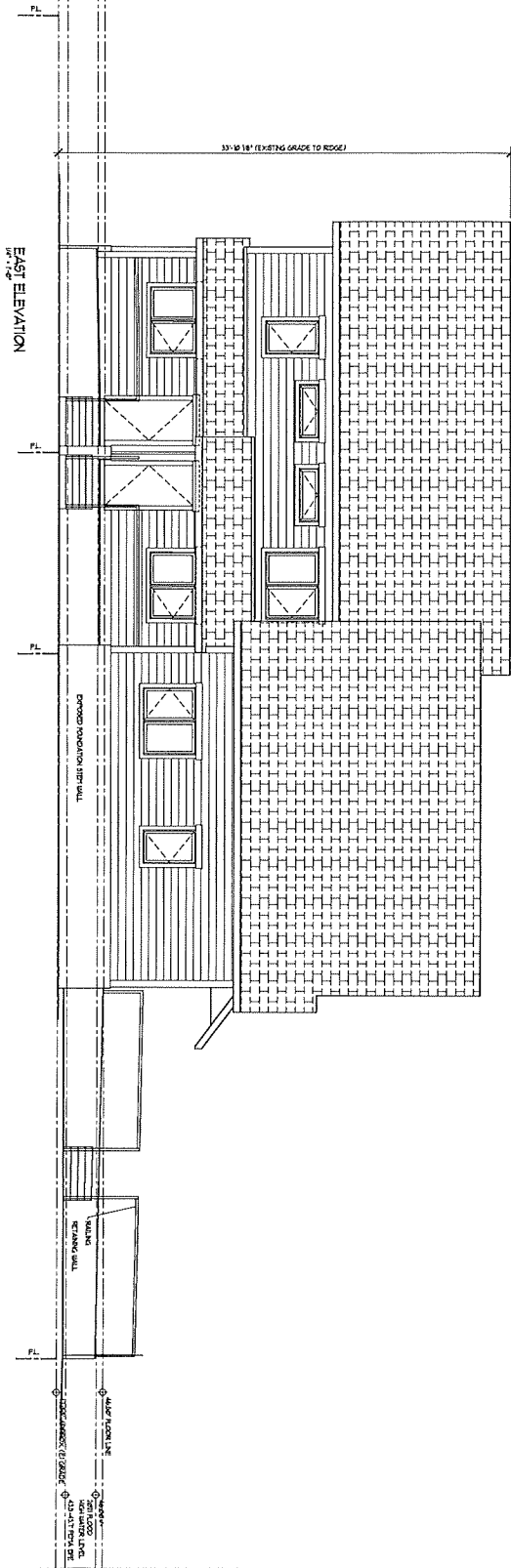
Medical Use Application
221 Front Street Triplex
 Sumas, Washington
 A Habitat for Humanity Project

PRELIMINARY
 NOT FOR
 CONSTRUCTION

G+R
 ARCHITECTURE
 1111 Main Street
 Everett, WA 98201
 Tel: 425.336.4444
 Fax: 425.336.4444
 Email: info@g+rarch.com



SOUTH ELEVATION



EAST ELEVATION

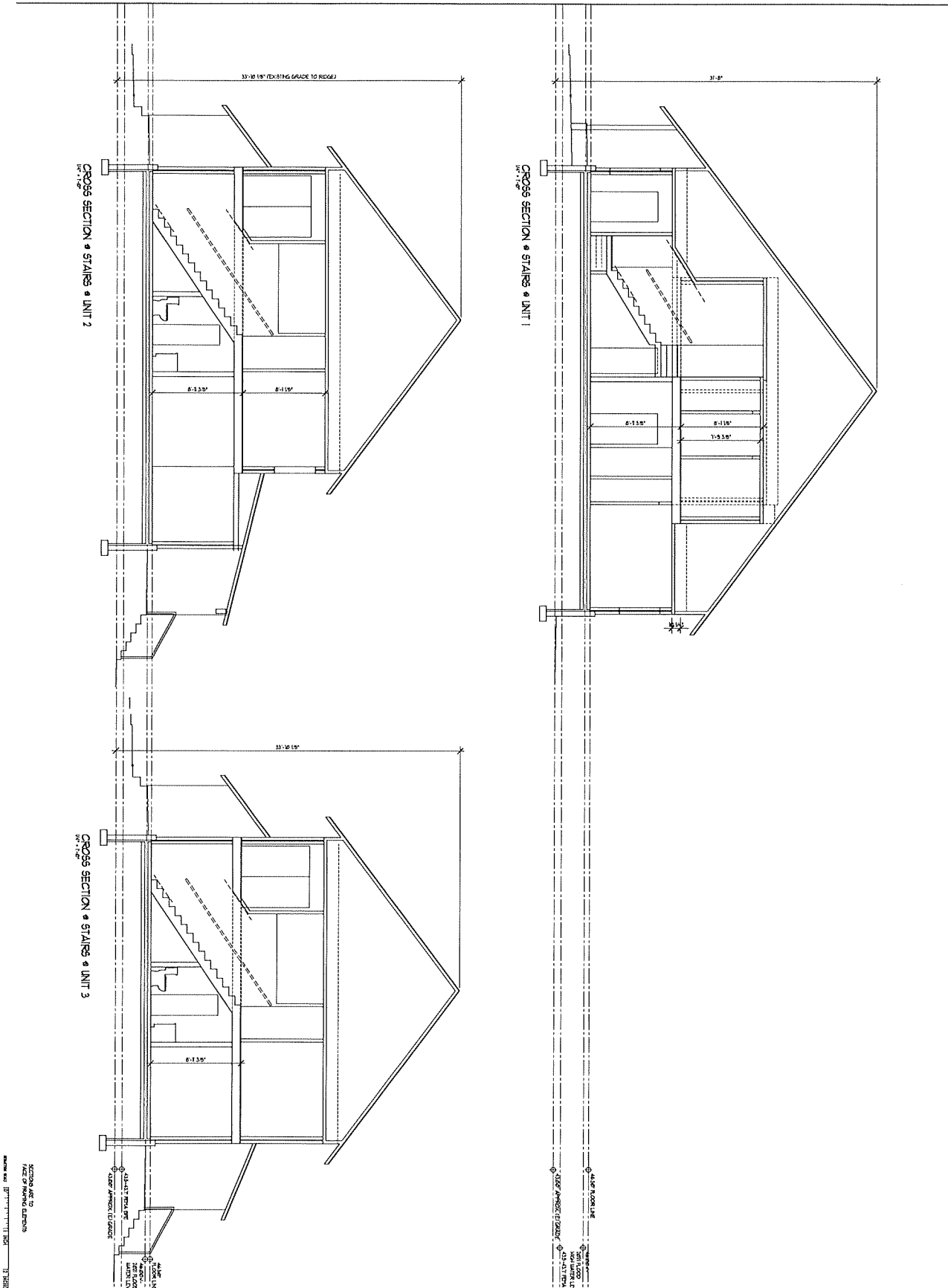
PROJECT NO.	221-20-02
DATE	1/17/24
SCALE	1/4" = 1'-0"
DRAWING NUMBER	CU3.2b
PROJECT TITLE	221 Front Street Triplex
DRAWING TITLE	Elevation
DRAWING NUMBER	CU3.2b

Codified Use Application
221 Front Street Triplex
 Sumas, Washington
 A Habitat for Humanity Project

PRELIMINARY
 NOT FOR
 CONSTRUCTION

G+R
 ARCHITECTURE

10000 1st Avenue
 Everett, WA 98203
 (425) 336-7777
 www.grarchitect.com



G+R
 ARCHITECTS

Principal
 Sarah W. Giddens
 Principal
 Robert G. Ruppel
 Principal
 Robert G. Ruppel
 Principal
 Robert G. Ruppel

PRELIMINARY
 NOT FOR
 CONSTRUCTION

Conditional Use Application
221 Front Street Triplex
 Sumas, Washington
 A Habitat for Humanity Project

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
PROJECT NO.	DATE
SCALE	DATE

Cross Sections

DRIVING NUMBER
CU3.3b