221 PRINCE AVENUE

PARCEL#380307 187047

PROJECT SUMMARY

SITE ADDRESS: 221 PRINCE AVENUE
PARCEL NUMBER: 380307 181047

BUILDING INFORMATION:

OCCUPANT TYPE	R-2
CONSTRUCTION TYPE	V-B, SPRINKLERED
NUMBER OF STORIES	3
NUMBER OF UNITS	12
UNIT BREAKDOWN	(6) 1-BEDROOMS, (6) 2-BEDROOMS

AUTO PARKING INFORMATION:

REQUIRED	NOT REQ'D PER EXECUTIVE ORDER 12-11-2024
PROPOSED	ON SITE : 15 PARKING SPACES (1 ACCESSIBLE)
	ON STREET : 3 EXIST. SPACES, 1 NEW = 4
	TOTAL : 19 PARKING SPACES

ELECTRIC VEHICLE CHARGING STATIONS (EVCS)
PROPOSED: 15 x 5% =0.75= 1 STATION

SITE OPEN SPACE

REQUIRED:	16,784 SF (25%)
PROPOSED:	17,553 SF (26%)

AERIAL MAP

SCALE N.T.S.

REVISIONS	DATE	BY

PLAN# 24-128

STAMP

PRINCE AVE. 2.0

SITE PLAN

JWR Design, Inc.
104 Front Street
Lynden, WA. 98264
(360) 354-0333

DRAWN	JSWB
DATE	2-13-25
SCALE	AS NOTED
CHECKED	
SHEET	A101

PROJECT DESCRIPTION

NEW 3-STORY, 12-UNIT APARTMENT BUILDING W/
ON-SITE PARKING.

DESIGN TEAM

ARCHITECT OF RECORD
PONTIOUS ARCHITECTURE
17995 HIGHWAY 18 S.
APPLE VALLEY, CA. 92307
(760) 242 5100
CONTACT: MIKE PONTIOUS
PONTIOUSARCHITECTURE@GMAIL.COM

DESIGNER
JWR DESIGN
104 FRONT STREET
LYNDEN, WA 98264
(360) 354 0333
CONTACT: JON BUTCHER
JON@JWRDESIGN.COM

CIVIL ENGINEER:
FREELAND AND ASSOCIATES, INC.
2500 ELM STREET, SUITE 1
BELLINGHAM, WA 98225
(360) 650 1408
CONTACT: J.P. SLAGLE, PE
JPSLAGLE@FREELANDENGINEERING.COM

STRUCTURAL ENGINEER:
COFFMAN ENGINEERS
135 W. FAIRHAVEN AVE. #102
BURLINGTON, WA 98223
(360) 707 5656
CONTACT: BRIAN WALKENHAUER, SE
BRIANWALKENHAUER@COFFMAN.COM

MECHANICAL ENGINEER:
COFFMAN ENGINEERS
135 W. FAIRHAVEN AVE. #102
BURLINGTON, WA 98223
(360) 707 5656
CONTACT: BRIAN NIEMI, PE
BRIANNIEMI@COFFMAN.COM

DEFERRED SUBMITTALS

- MECH AND PLUMBING PERMIT APPLICATIONS
- ELECTRICAL / LIGHTING DESIGN
- EMERGENCY RESPONDER RADIO SYSTEM (IF REQ'D.)
- FIRE MAIN, FIRE SPRINKLER, AND FIRE ALARM
- PUBLIC WORKS FIRE LINE PERMIT (IN ROW, IF REQ'D)
- LIGHTING ENERGY CODE COMPLIANCE FORMS
- STREET LIGHTING DESIGN

CODE ANALYSIS

(2021 INTERNATIONAL BUILDING CODE)

A. OCCUPANCY CLASSIFICATION

CLASSIFICATION: R-2, 12-UNIT APARTMENT BLDG., FULLY SPRINKLERED

B. TYPE OF CONSTRUCTION

MAIN AND SECOND LEVEL: TYPE: V-B

WALLS BETWEEN UNITS TO BE FIRE PARTITIONS PER SECTION 708
FLOOR BETWEEN UNITS TO BE HORIZONTAL SEPARATIONS PER SECTION 711

C. ALLOWABLE STORIES, HEIGHT, AND BUILDING AREAS

(TABLE 504.3)
FOR R-2, V-B:
60 FEET ALLOWABLE, ~~29'-9" ACTUAL~~

(TABLE 504.4)
FOR R-2, V-B:
3 STORIES ALLOWABLE, 3 STORIES ACTUAL

(TABLE 506.6.)
FOR R-2, V-B:
7,000 SF PER STORY ALLOWABLE, ~~3,767 SF PER STORY ACTUAL~~
BUILDING TOTAL = 8,826 SF

D. FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

(TABLE 601)
FOR R-2 @ V-B:

STRUCTURAL FRAME: 0 HR
BEARING WALLS:
-EXTERIOR: 0 HR
-INTERIOR: 0 HR

NON BEARING WALLS AND PARTITIONS:
-INTERIOR, PARTY WALLS = 1 HR.

FLOOR CONSTRUCTION: = 1 HR REQUIRED AT HORIZONTAL ASSEMBLIES

ROOF CONSTRUCTION: = 1 HR

ASSEBLIES BETWEEN UNITS TO BE MINIMUM STC OF 50 (1206.1), FLOORS TO BE ICC 50 (1207.3)

E. FIRE PROTECTION SYSTEMS

*NFPA 13R SPRINKLER SYSTEM ACCEPTABLE AT TYPE 'R-2' OCC.

MANUAL FIRE ALARMS NOT REQUIRED PER IFC 907.2.9 EXCEPTION 2
SINGLE OR MULTIPLE STATION SMOKE ALARMS REQUIRED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY, AND IN EACH DWELLING UNIT.
SPRINKLERS REQUIRED PER SECTION 903.2.8. AND IBC SECTION 510.2, ITEM 3.
FIRE ALARM SYSTEM AND SMOKE ALARMS REQUIRED
CARBON MONOXIDE DETECTORS REQUIRED OUTSIDE EACH SLEEPING AREA PER SECTION 915.12
PROVIDE FIRE DEPARTMENT LOCK BOX W/ KEYS FOR ALL COMMON AREAS.
OBTAIN APPLICATION FROM FIRE DEPT.

F. EGRESS

INTERIOR EXIT STAIRWAY

INTERIOR STAIRWAY:

WIDTH 44" CLR. MIN. (1009.3.2) HEADROOM 80" (1003.3.1)
MAXIMUM RISE HEIGHT 7", MINIMUM TREAD DEPTH 11" (1009.7.2 EXCEPTION 3)

G. UNIT TYPES

(TABLE 1108.6.1.1)

NUMBER OF TYPE-A UNITS REQ'D:
1 - 25 = 1 TYPE-A UNIT
REQ'D =1
PROVIDED =1

H. PARKING REQUIREMENTS

PARKING TABLE

TOTAL REQUIRED SPACES:

REQ'D: = NOT REQ'D PER EXECUTIVE ORDER 12-11-2024
PROPOSED: = 12

J. BUILDING ENCLOSURE

THE BUILDING ENCLOSURE DOCUMENTS THAT, IN OUR PROFESSIONAL JUDGMENT ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090.

PER RCW 64.55: THIRD PARTY INSPECTOR TO VERIFY COMPLIANCE WITH THE DESIGN DOCUMENTS IS REQUIRED. THE THIRD PARTY INSPECTOS MUST SUBMIT A SIGNED LETTER OF CERTIFICATION TO THE PERMIT CENTER ATTESTING TO THE INSPECTIONS AND SUBSTANTIAL BUILDING COMPLIANCE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

ABBREVIATION KEY

G.L. = GRADE LINE
G.B. = GYPBOARD
S/R = SHEETROCK
BLW. = BELOW
S.F. = SQUARE FEET
R.W.L. = RAIN WATER LEADER
E.W. = EACH WAY
℄ = CENTER LINE
FIN. F.L. = FINISHED FLOOR LEVEL
AFL. = ABOVE FLOOR LEVEL
B.O. = BOTTOM OF
T.O. = TOP OF
B.P. = BEARING POINT
BW = BEARING WALL
PT = PRESSURE TREATED
DF = DOUGLAS FIR
INT. = INTERIOR
EXT. = EXTERIOR
BM = BEAM
ABV. = ABOVE
EXP. = EXPOSE
C.O. = CASED OPENING
S.C. = SOLID CORE
R.O. = ROUGH OPENING
O.T.W.H. = OVER THE WALL HEIGHT
S.C./ S.C. = SOLID CORE/ SELF CLOSING
O.H.D. = OVER-HEAD DOOR
S.G.D. = SLIDING GLASS DOOR
W = WASHER
D = DRYER
O.H.C. = OVERHEAD CABINET
CFM = CUBIC FEET PER MINUTE (AIRFLOW)
TRANS. = TRANSOM (WINDOW ABOVE)
S.H. = SINGLE HUNG (WINDOW)
AWN = AWNING (WINDOW)
PIC. = PICTURE (WINDOW)
CSMT. = CASEMENT (WINDOW)
H.V. = HORIZONTAL VENT (WINDOW)
WHF = WHOLE HOUSE FAN
DV = DIRECT VENT
HPWH. = HEAT PUMP WATER HEATER
G.T. = GIRDER TRUSS
A.A. = ATTIC ACCESS
G.E.G.T. = GABLE END GIRDER TRUSS
U.N.O. = UNLESS NOTED OTHERWISE
WPM. = WATER PROOF MEMBRANE

HOSE BIBB

GAS STUB

DESIGN REVIEW

REVISIONS	DATE	BY

PLAN#
24-128

STAMP

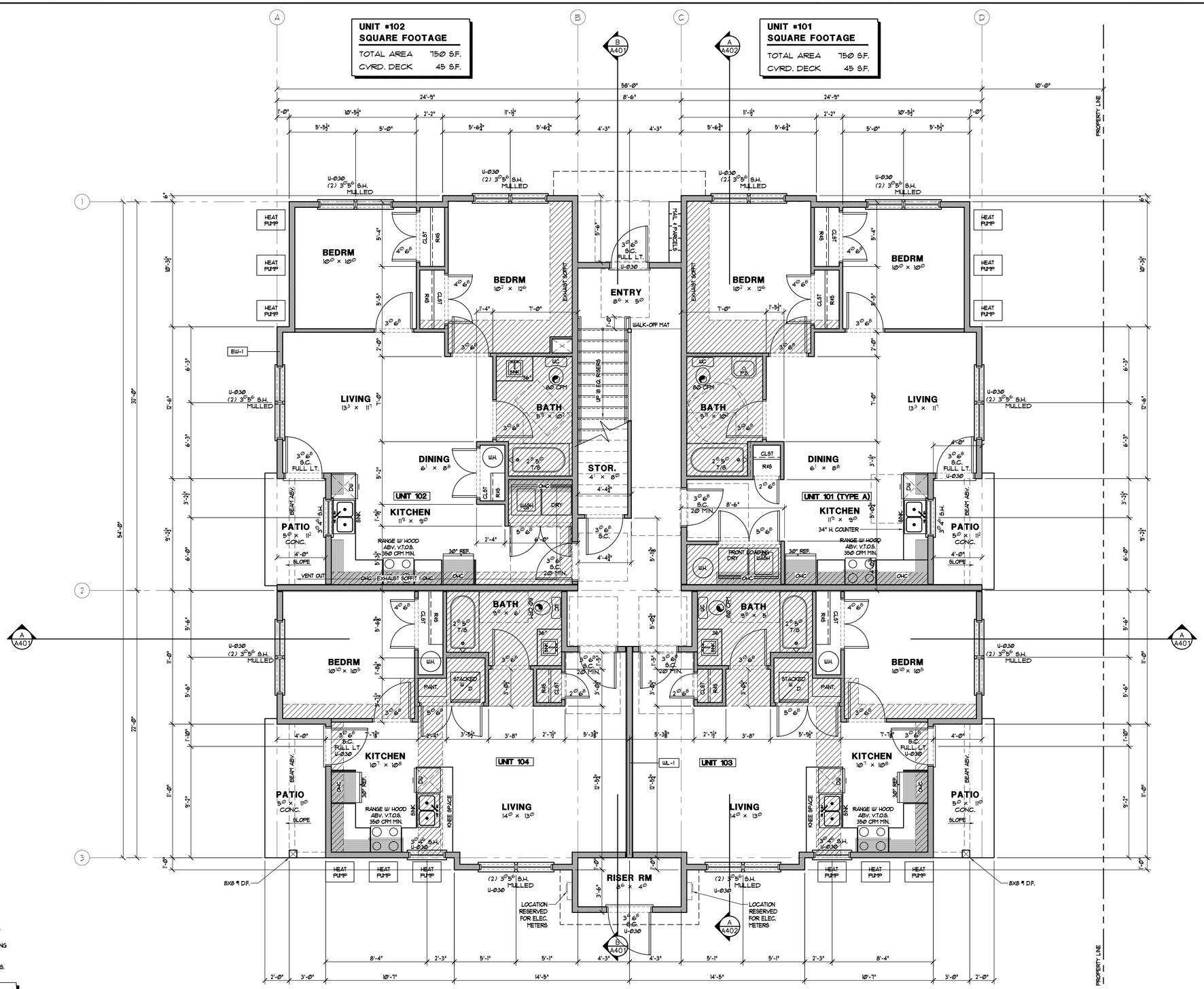
PRINCE AVE. 2.0

EXTERIOR ELEVATIONS

JWR Design, Inc.
104 Front Street
Lynden, WA 98264
(360) 354-0333

JWR DESIGN

DRAWN	JSWB
DATE	2-21-25
SCALE	AS NOTED
CHECKED	J.W.R.
SHEET	A0.00



NOTE:
PROVIDE TEMPERED GLAZING IN ALL WINDOWS WITH EXPOSED AREAS GREATER THAN 9 S.F. AND IN WINDOWS WITH BTTM. EDGE LESS THAN 18" ABV. FLOOR

FLOOR PLAN NOTES:

1. VINYL FRAME WINDOWS TYPICAL. ROUGH OPENINGS MAY VARY, VERIFY PER MFG. SPECS.
2. CABINET DESIGN BY OTHERS TO BE VERIFIED W/ ACTUAL FRAMED (AS BUILT) DIMENSIONS ON SITE.
3. FOR ALL BEAM SIZES & LOCATIONS REFER TO STRUCTURAL FRAMING PLANS & ENGINEERING CALCS DURING CONSTRUCTION.
4. SEE STRUCTURAL PLANS: FOUNDATION, FRAMING & SHEAR WALL SHEETS FOR ALL SIMPSON HOLD-DOWNS AND STRAPS AND HANGERS.

FRAMING NOTE:
FOR ALL BEAM SIZES & LOCATIONS REFER TO STRUCTURAL FRAMING PLANS & ENGINEERING CALCS. DURING FRAMING CONSTRUCTION.

GUARDRAIL NOTE:
SHOP DRAWINGS, SIGNED & SEALED BY A REGISTERED DESIGN PROFESSIONAL, WILL BE REQUIRED FOR THE GUARDRAIL SYSTEMS AT THE STAIRS & DECK.

UNIT #104
SQUARE FOOTAGE

TOTAL AREA	581 S.F.
CVRD. PATIO	55 S.F.

MAIN FLOOR PLAN

SCALE 1/4" = 1'-0"

UNIT #103
SQUARE FOOTAGE

TOTAL AREA	581 S.F.
CVRD. PATIO	55 S.F.

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MAIN FLOOR PLAN

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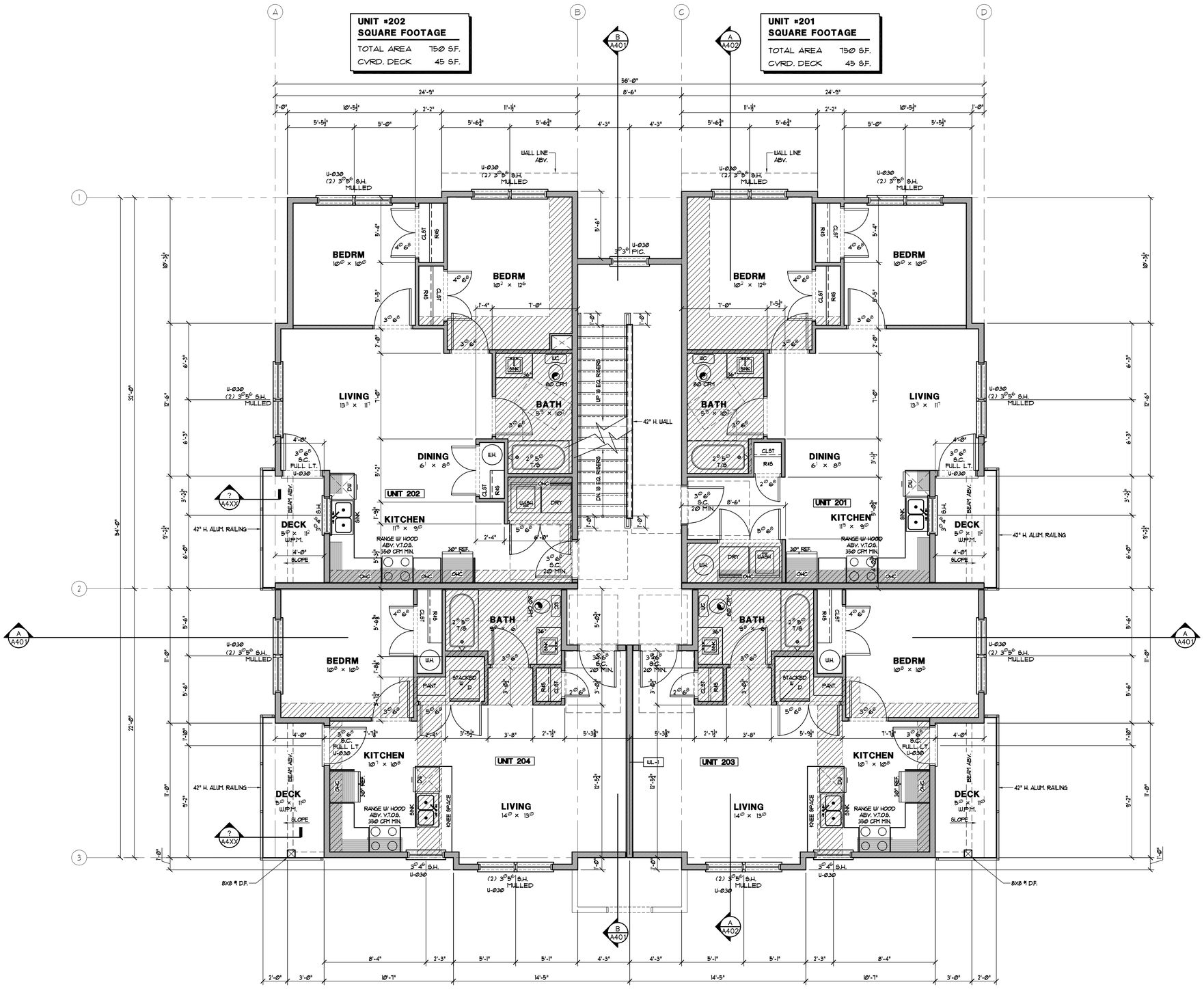
DRAWN	JSWB
DATE	2-21-25
SCALE	AS NOTED
CHECKED	J.W.R.
SHEET	A2.01



DROPPED CEILINGS AND EXHAUST SOFFITS PER PLAN

UNIT #204
SQUARE FOOTAGE

TOTAL AREA	581 S.F.
CVRD. PATIO	55 S.F.

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

UNIT #203
SQUARE FOOTAGE

TOTAL AREA	581 S.F.
CVRD. PATIO	55 S.F.

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SECOND & THIRD FLOOR PLANS

JWR Design, Inc.
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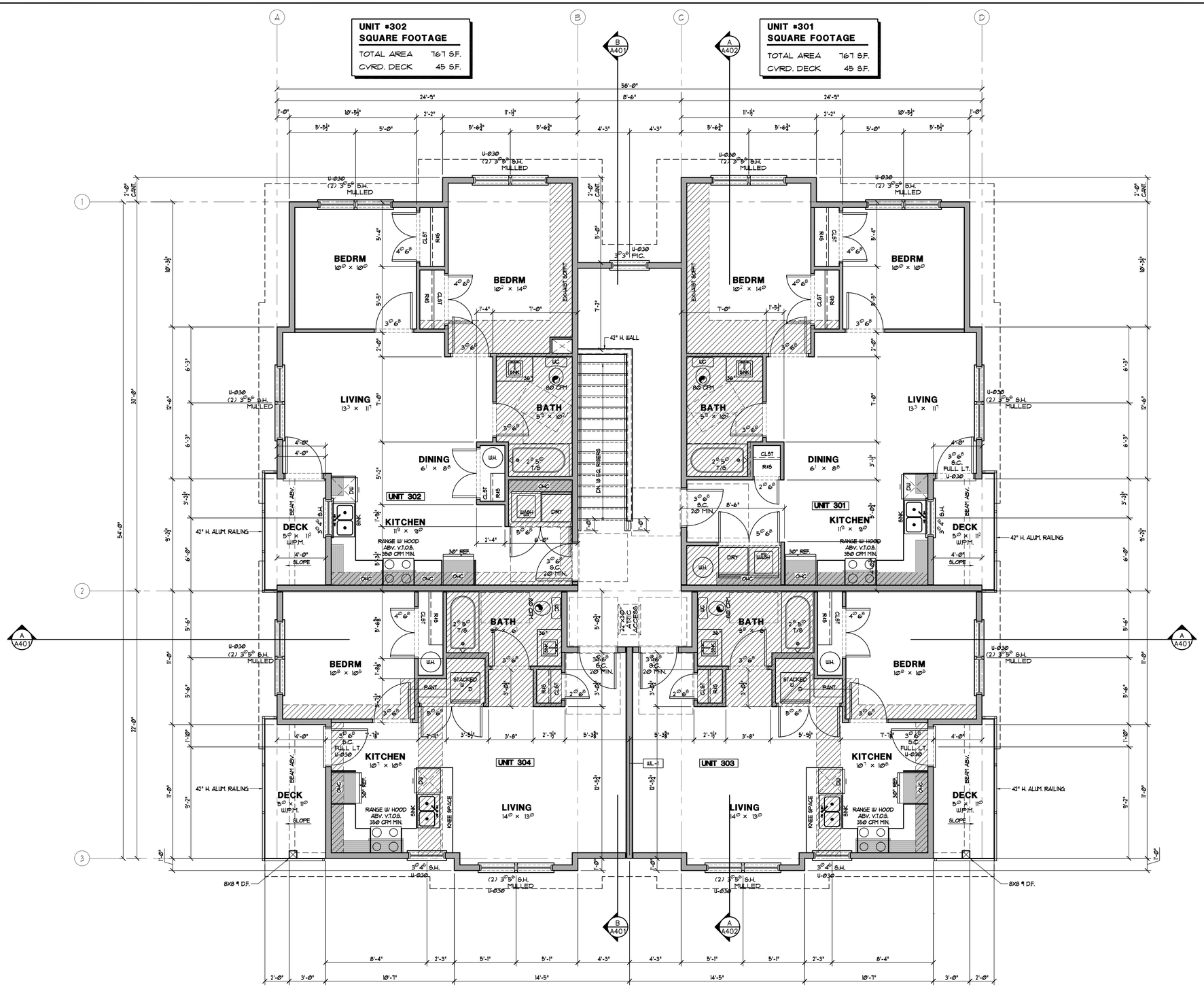
JWR DESIGN

DRAWN	JSWB
DATE	2-21-25
SCALE	AS NOTED
CHECKED	J.W.R.
SHEET	A2.02



UNIT #304
SQUARE FOOTAGE

TOTAL AREA	581 S.F.
CVRD. PATIO	55 S.F.

THIRD FLOOR PLAN

SCALE 1/4" = 1'-0"

UNIT #303
SQUARE FOOTAGE

TOTAL AREA	581 S.F.
CVRD. PATIO	55 S.F.

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SECOND & THIRD FLOOR PLANS

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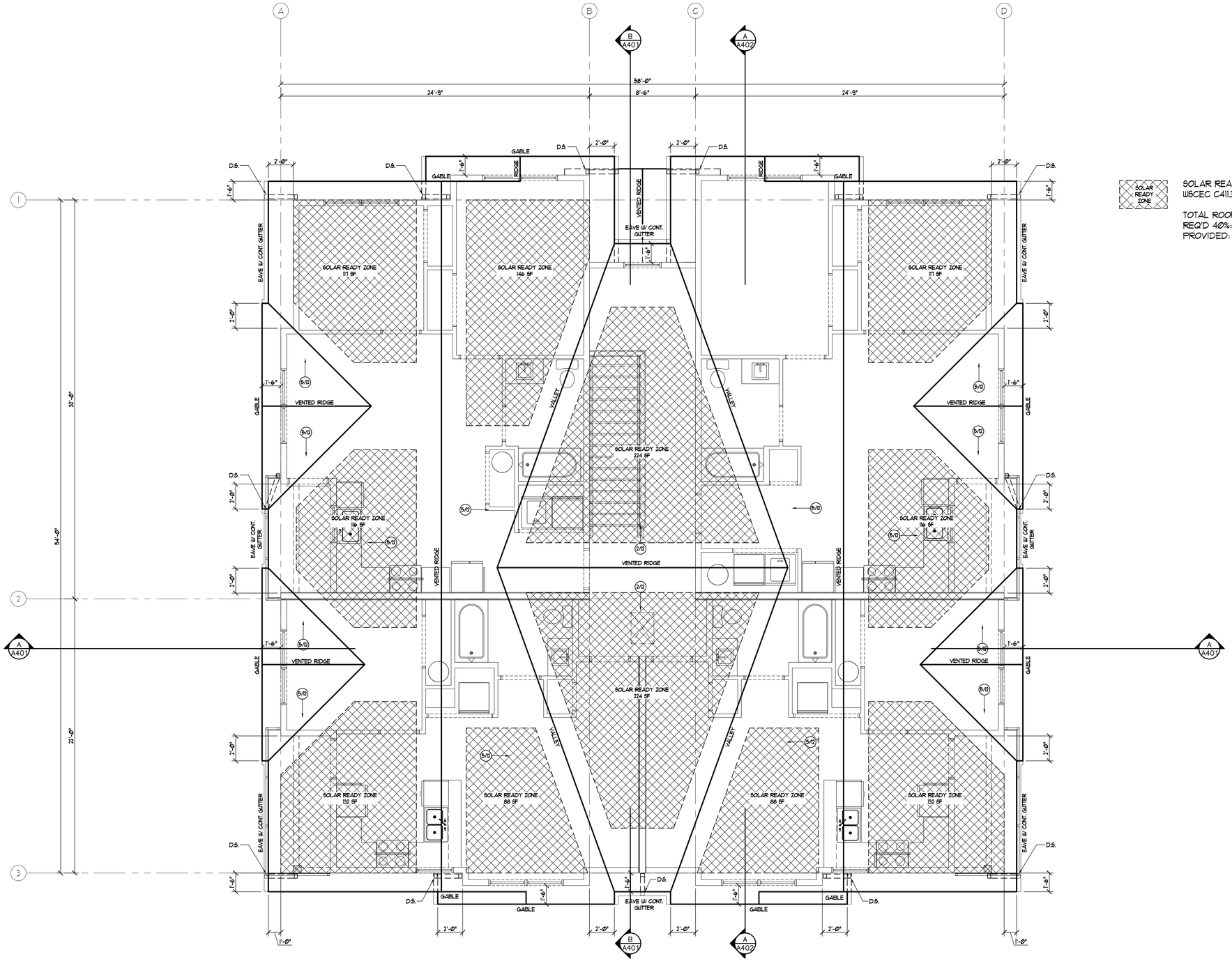
DRAWN	JSWB
DATE	2-21-25
SCALE	AS NOTED
CHECKED	J.W.R.
SHEET	A2.03



SOLAR READY ZONE

SOLAR READY ZONES PER WSCEC C411.3 & C411.3.1

TOTAL ROOF AREA:	3,498 SF
REQ'D 40%:	1,400 SF
PROVIDED:	1,500 SF

ROOF PLAN

SCALE 1/4" = 1'-0"

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ROOF PLAN

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SHEET	A2.04

NORTH ELEVATION

SCALE 1/4" = 1'-0"

WEST ELEVATION

SCALE 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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104 Front Street
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DRAWN	JSWB
DATE	2-21-25
SCALE	AS NOTED
CHECKED	J.W.R.
SHEET	A3.01

SOUTH ELEVATION

SCALE 1/4" = 1'-0"

EAST ELEVATION

SCALE 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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