

STREET ELEVATION



REAR ELEVATION

ELEVATIONS

SCALE: 1/4" = 1'-0"

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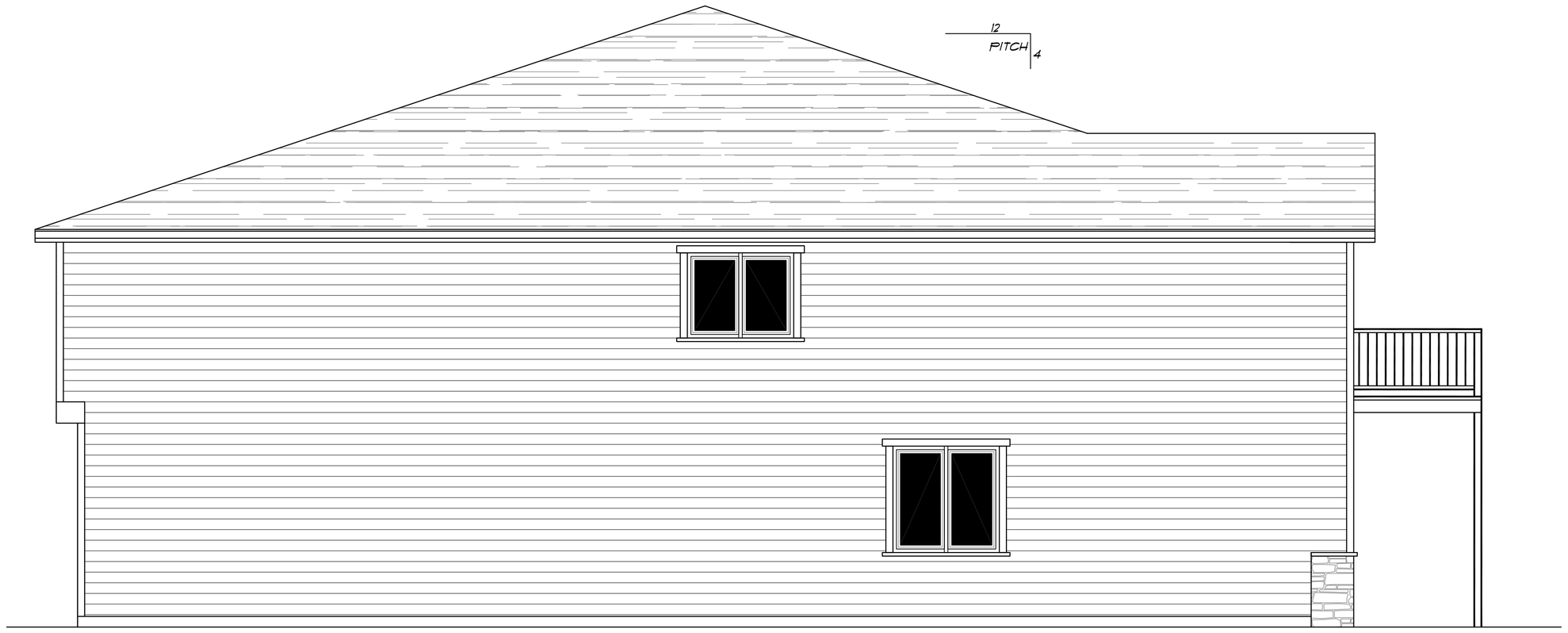
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PLAN# BG1560-B
NAME SEQUIM
SHEET ELEVS
DATE 9/21/21

SHEET# 1.1



RIGHT ELEVATION END UNIT



LEFT ELEVATION END UNIT

ELEVATIONS

SCALE: 1/4" = 1'-0"

THE PLANS AND IDEAS CONTAINED IN THESE PLANS ARE INTENDED TO BE CUSTOMIZED FOR THE USE IN CONSTRUCTION OF A HOME. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE CONSTRUCTION BEGINS. THE BUILDER IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION OF THE HOME AND SHALL DESIGN, ADEQUATELY BRACE AND MAINTAIN ALL STRUCTURES AS REQUIRED DURING CONSTRUCTION FOR ALL STRENGTH, TEMPORARY AND PERMANENT CONDITIONS. THE BUILDER SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO ADJACENT PROPERTY CAUSED BY CONSTRUCTION OF THE HOME. THE BUILDER SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES AND ORDINANCES IN THE PERFORMANCE OF HIS CONTRACT AND SHALL GIVE ALL NOTICES AND OBTAIN ALL PERMITS NECESSARY FOR THE CONSTRUCTION OF THE HOME. THE BUILDER SHALL INDEMNIFY AND HOLD HARMLESS THE DESIGNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING SOLELY AND DIRECTLY FROM THE ADVERSE NEGLIGENCE OF THE DESIGNER.

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PLAN# BG1560-8
NAME SEQUIM
SHEET ELEVS
DATE 9/21/21

SHEET# 1.2

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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PLAN# BG1560-B
NAME SEQUIM
SHEET FOUNDATION
DATE 9/21/21
SHEET# 2

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GRID A

GRID B

GRID C

GRID D

GRID E

48'

60'

12'-7"

FDN VENT

BLOCK FOR 8/0 GAR DOOR

SLOPE SLAB TOWARDS DOOR

8" CONC WALL OVER 18X7" THK CONC FTG TYPE FERIMETER UNO

ALL BEAMS 4 GIRDERS EXCAVATE MIN 18" BELOW

6 MIL BLACK VISQUEEN VAPOR BARRIER COVER ENTIRE CRAWL SPACE W/

FINISH FLOOR OVER ¾ T&G GOLDEDGE DK3 OVER 4X6 BM'S AS SHOWN ON 4X4 DF COLS ON BF ASFR ON 18"X10" THK CONC FTG (TYP. TO FRONT OF HOUSE)

6" CONC WALL OVER 18X7" THK CONC FTG TYPE GARAGE PARTY WALL UNO

6" CONC WALL OVER 18X7" THK CONC FTG TYPE GARAGE INTERIOR UNO

4" THK CONC SLAB OVER 4" THK ¾" MINUS CRUSHED FILL

FLARE FTG TO 24"x24"x9" THK

18"X12" THK CONC FTG

3'-1"

7'-6"

4'-5"

2'-6"

12'-6"

19'

14'-11"

19'-2"

5'

3'-6"

2'-9"

2'-8"

2'-4"

2'

1'-3"

1'

4'

MAIN FLOOR

SCALE: 1/4" = 1'-0" 585SF MAIN 790SF UPPER 1375SF TOTAL EACH UNIT

GAR 10 X 18/6 — 8/Ø X 8/Ø GAR DOOR — WALL OPEN UNDER LANDING FOR HWH AND CRAWL ACCESS — 16R UP — HPWH — REFR — KIT 14 X 10/4 — MD — 3/Ø — 3/Ø SC — 2/Ø

DINING 14 X 8 — 5/Ø X 4/Ø XO

GRT RM 14 X 14/8 — 5/Ø X 5/Ø XO

GRT RM 14 X 18/4 — 5/Ø X 5/Ø XO

SEC A — SEC B — SEC C

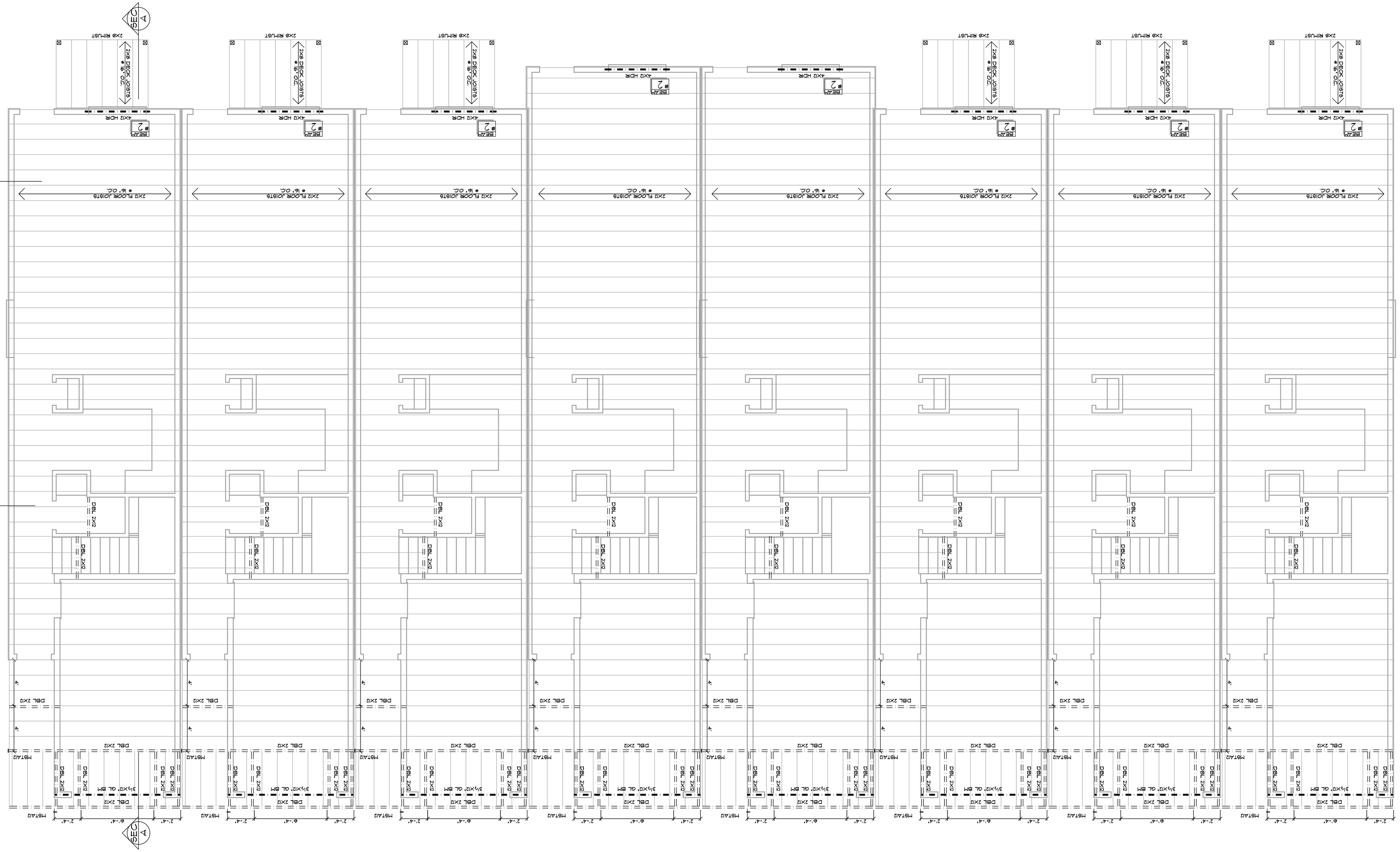
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PLAN# BG1560-8
NAME SEQUIM
SHEET FDN/FLR
DATE 9/21/21
SHEET# 3

CEILING FRAMING PLAN

SCALE: 1/4" = 1'-0"



THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED "APPROVED" BY THE BUILDING DEPARTMENT. THE BUILDING DEPARTMENT'S APPROVAL OF THESE PLANS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR CONFORMING TO ALL APPLICABLE CODES AND ORDINANCES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL BE RESPONSIBLE FOR THE SAME. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED "APPROVED" BY THE BUILDING DEPARTMENT. THE BUILDING DEPARTMENT'S APPROVAL OF THESE PLANS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR CONFORMING TO ALL APPLICABLE CODES AND ORDINANCES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL BE RESPONSIBLE FOR THE SAME. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

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PLAN# BG1566-8
NAME SEQUIM
SHEET FOUNDATION
DATE 9/21/21

SHEET# 4

UPPER FLOOR PLAN

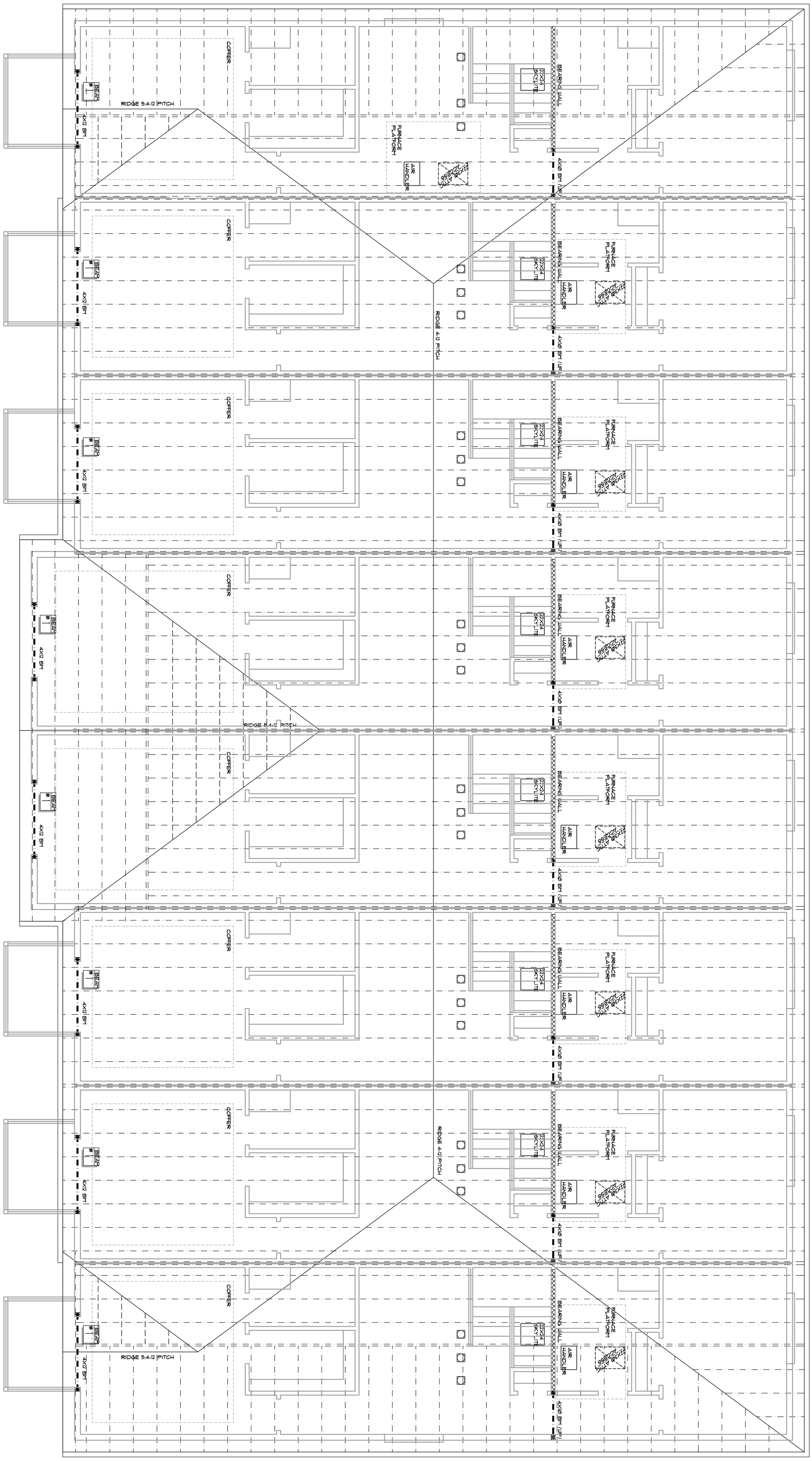
SCALE: 1/4" = 1'-0" 585SF MAIN 790SF UPPER 1375SF TOTAL EACH UNIT

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PLAN# B3156G-8
NAME 9EQUITY
SHEET UPPEER FLR
DATE 9/21/21
SHEET# 5

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MASTER 14 X 14 · MASTER 14 X 17/8 · BONUS 14 X 12/10 · BR 14 X 10/6 · DECK 8 X 6 · COFFER · 6/Ø SLIDER · 5/Ø PRE-FAB TUB W/ SHWR · WASH · DRY · 4/Ø DTP486 · 6/Ø4Ø XO EGR · LINE OF FLOOR BELOW · SEE A · SEE B · SEE C



PLAN# BG1560-B

NAME SEQUIM

SHEET ROOF/SECT

DATE 9/21/21

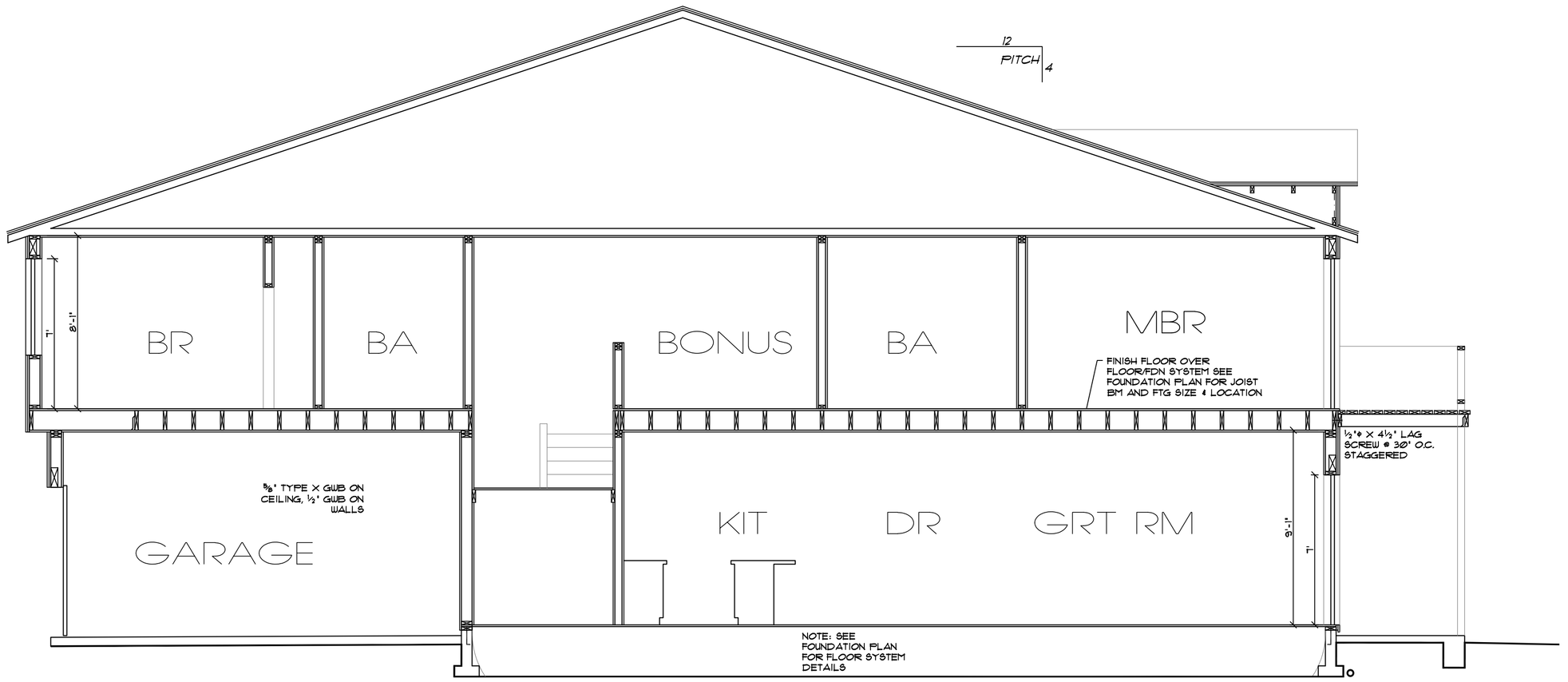
SHEET# 6

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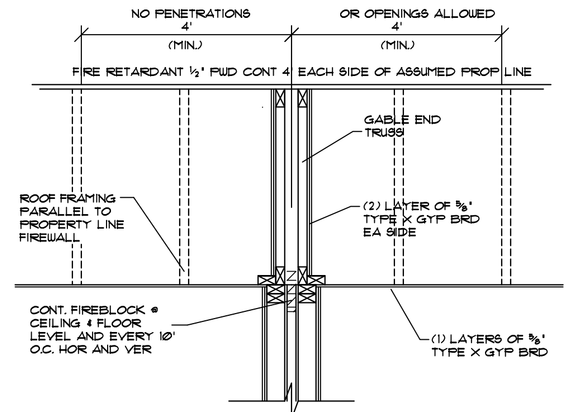
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PLANS ARE CAREFULLY PREPARED FOR USE BY THE CUSTOMER. HOWEVER, ADAPTATION OF THE PLANS TO MEET SPECIFIC STATE & LOCAL BUILDING CODES & REGULATIONS, & SPECIFIC SITE CONDITIONS, IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION THE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY & OVERALL INTEGRITY OF THE PLANS IN EXCESS OF THE LICENSE FEE PAID FOR THEIR USE. THE CONTRACTOR THEREFORE MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS IN THE PLANS FOR ERRORS & OMMISIONS.
UNAUTHORIZED USE OR COPYING OF THE PLANS, OR THE DESIGN THEY DEPICT, INFRINGES RIGHTS UNDER THE COPYRIGHT ACT. INFRINGERS FACE LIABILITES THAT INCLUDE PENALTIES OF UP TO $20,000 PER WORK INFRINGED, AND UP TO $100,000 PER WORK INFRINGED WILLFULLY.

ROOF PLAN

SCALE: 1/4" = 1'-0"

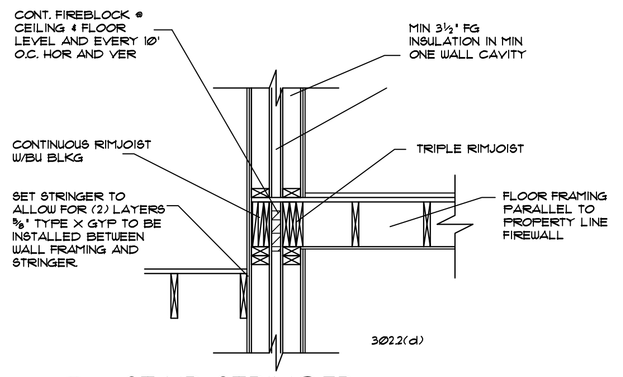


SECTION A—A



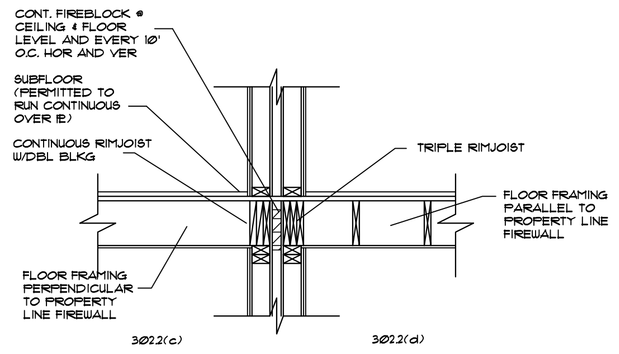
CONDITION WITH PARALLEL ROOFS AT ASSUMED PROPERTY LINE.

7/E NOT TO SCALE 3Ø12(d)



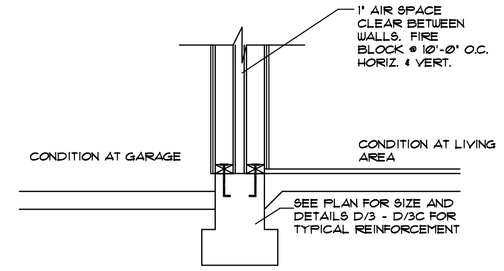
STAIR STRINGER

7/D NOT TO SCALE



FRAMED FLOOR

7/C NOT TO SCALE

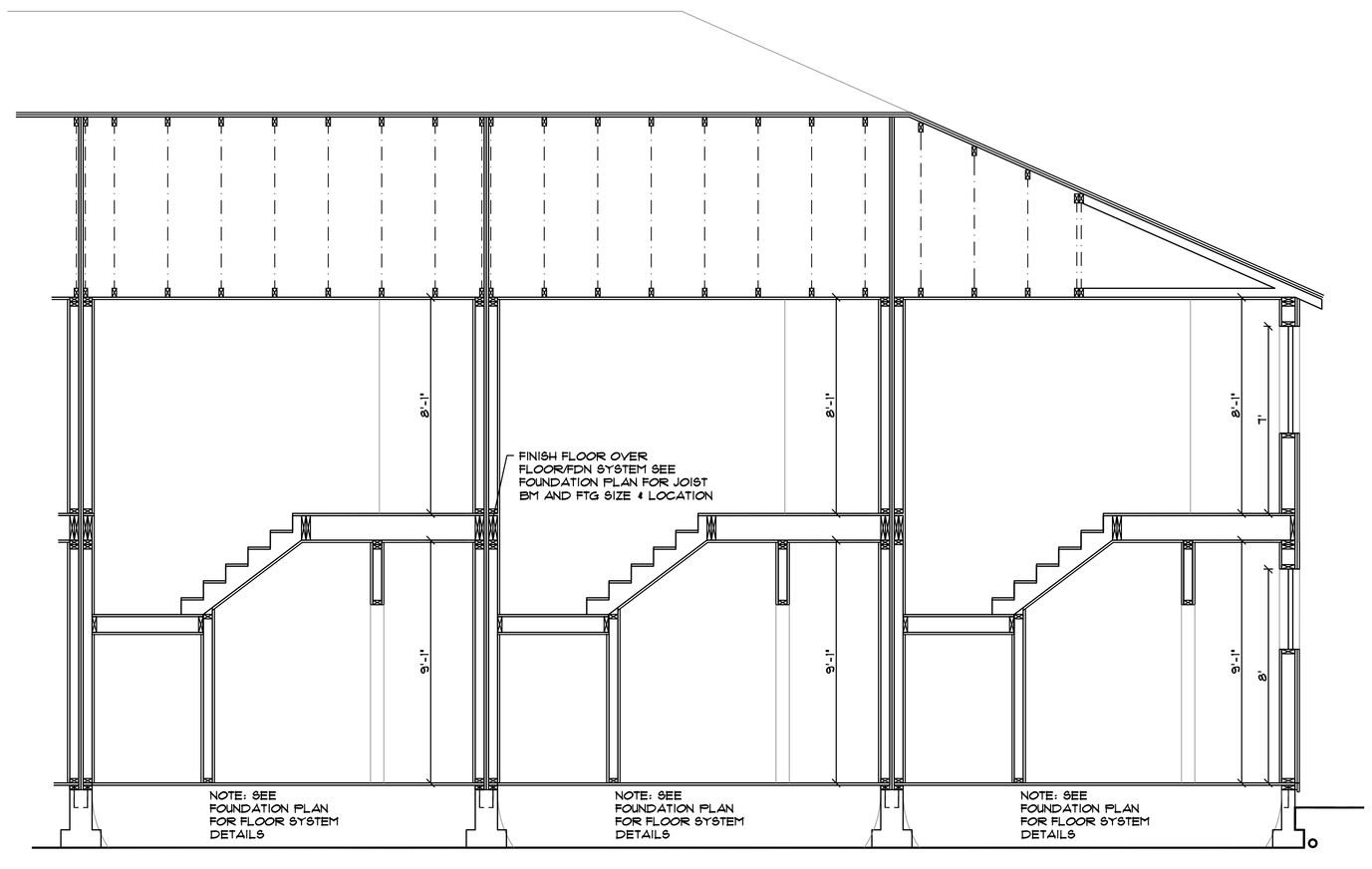


FOUNDATION

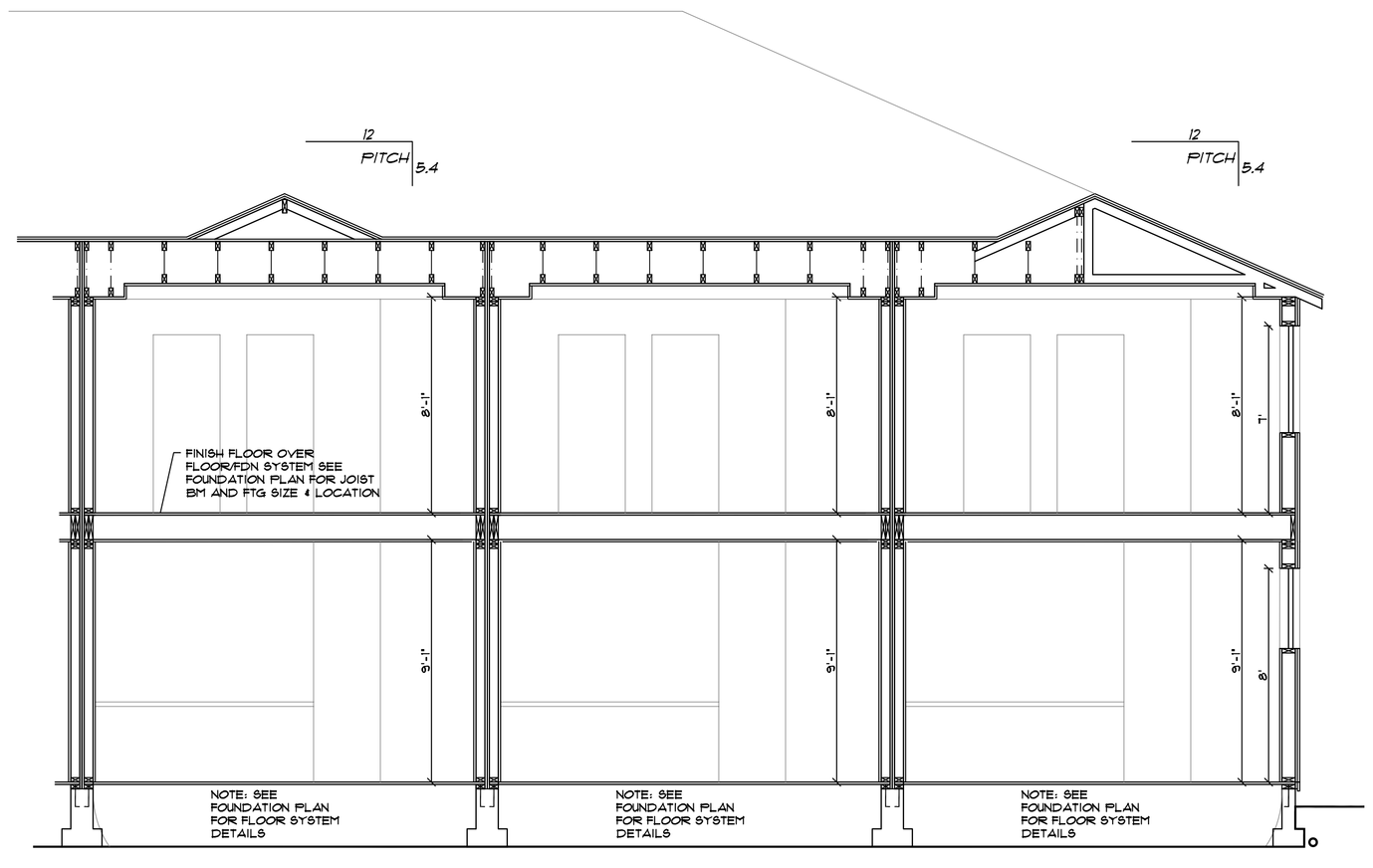
7/B NOT TO SCALE

CROSS SECTIONS

SCALE: 1/4" = 1'-0"



SECTION B—B



SECTION C—C

RATED 2 HR FIREWALL
GA FILE NO. UP3632
55 TO 59 STC SOUND

BASE LAYER:
⅝" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF DBL ROW OF 2X4 WOOD STUDS @ 16" C/C WITH 6d COATED NAILS, 2⅛" LONG, MIN Ø.085 SHANK, ¼" HEAD, 6" C/C.

FACE LAYER:
⅝" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF STUDS OVER BASE LAYER W/ 10d COATED NAILS, 3" LONG, MIN Ø.100 SHANK ¼" HEADS, 8" C/C. STAGGER JOINTS 16" C/C EACH LAYER AND SIDE. PROVIDE BLOCKING AT MID HEIGHT.

JOINTS STAGGERED 16" EA LAYER AND EA SIDE. SOUND TESTED WITH 3½" GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED 6" O.C.

FIREWALL DETAIL

7/A NOT TO SCALE

NOTE:
2-HR RATED WALL ASSEMBLY WILL CONTINUE THROUGH THE FLOOR SYSTEM TO THE RATED ROOF. THE RATED WALL MUST BE CONTINUOUS BEHIND SHOWERS, TUBS, CABINETS, CASES, SOFFITS, ELECTRICAL PANELS, FIREPLACES, STAIR STRINGERS AND ADJOINING WALLS.

NO PENETRATIONS SHALL BE ALLOWED WITHIN THE WALL ASSEMBLY INCLUDING BUT NOT LIMITED TO ELECTRICAL, PLUMBING AND MECHANICAL DUCTS AND VENTS.

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SHEET# 7