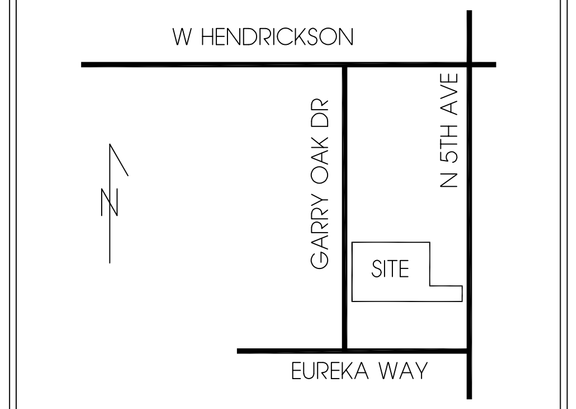
N 5TH AVE
PARCEL

ZONING: LD

33,774 SF LOT AREA

LOT COVERAGE:
7345SF BUILDING
8086SF CONC DVWY
AND WALKWAYS

41% LOT COVERAGE



PRESCRIPTIVE ENERGY CODE COMPLIANCE OPTIONS	
HEAT SOURCE: HEAT PUMP:	1.0 CREDITS
OPTION 1.3 EFFICIENT BLDG ENV	0.5 CREDITS
OPTION 2.1 AIR LEAKAGE CONTROL	0.5 CREDITS
OPTION 3.2 HIGH EFFICIENCY HVAC	1.0 CREDITS
OPTION 4.1 HIGH EFF HVAC DIST	0.5 CREDITS
OPTION 4.5 EFF WATER HEATING	1.5 CREDITS
TOTAL	5 CREDITS

APPROX 440 YARDS OF NATIVE SOIL AND ORGANICS (GRASS) TO BE REMOVED FROM SITE.

APPROX 210 YARDS OF CLEAN ROCK FOR INFITRATION SYSTEM AND UNDERPAVEMENT TO BE IMPORTED.

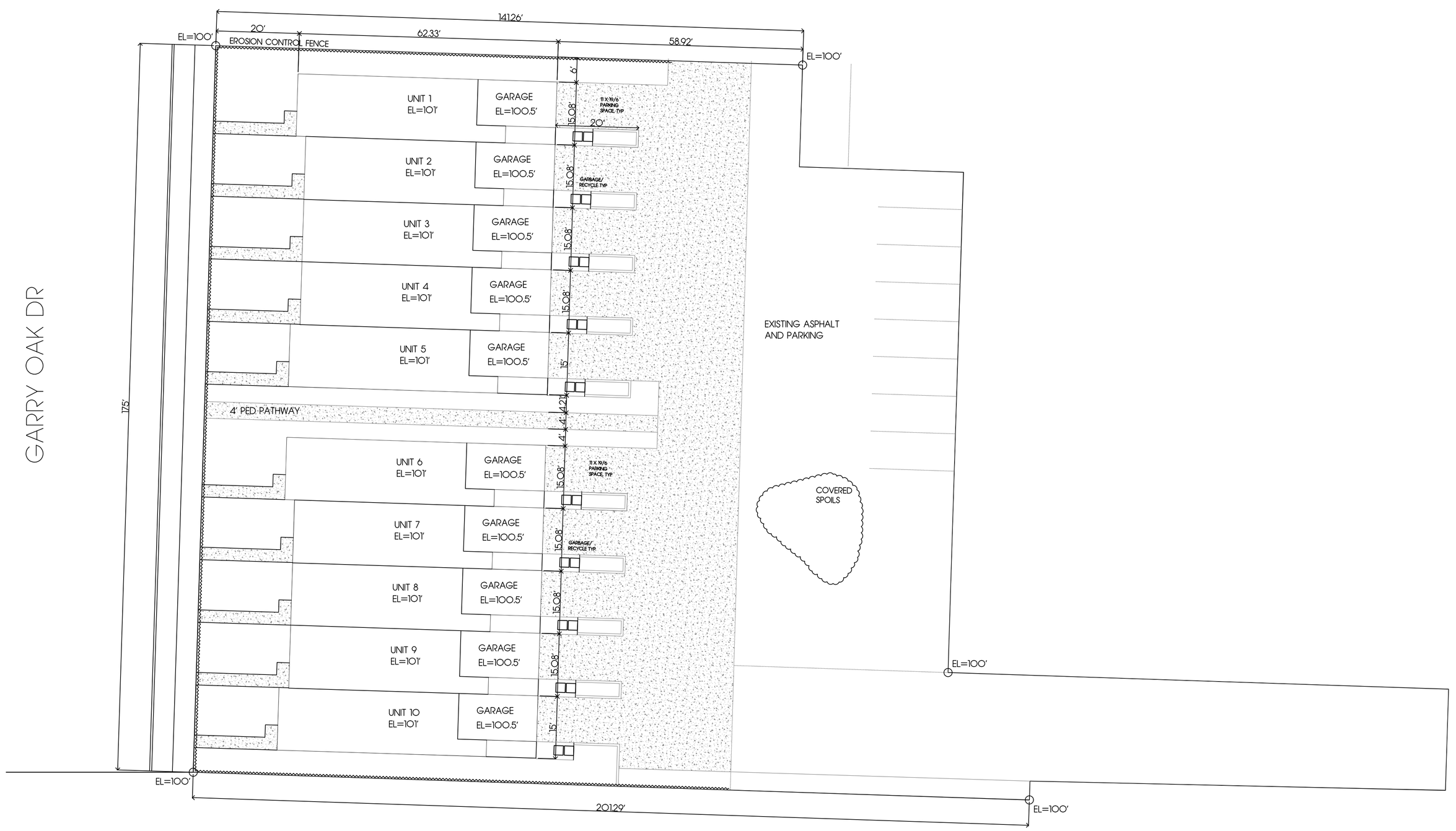
PROPERTY HAS NO SLOPE GREATER THAN 1% AND FINAL GRADE WILL ALIGN WITH EXISTING ELEVATION.

CURRENT SITE IS CLEAR OF ALL SIGNIFICANT VEGETATION.

FINAL LANDSCAPING TO INCLUDE NATIVE SHRUBS, FULL GROUND COVER BARK AND/OR GRASS AND CITY APPROVED STREET TREES

REQ PARKING: 1.5 PER UNIT. 10 UNITS = 15 SPACES
20 SPACES PROVIDED, STANDARD MET.

NEIGHBOR: 645 N 5TH AVE



NEIGHBOR: NO SITUS

N

SITE PLAN

SCALE: 1" = 16'

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THEIR IN CONSIDERATION OF THE LICENSE AGREEMENT AND PURCHASE PRICE PAID. THE LICENSE IS NON-EXCLUSIVE AND NON-TRANSFERABLE. THE LICENSE ALLOWS THE CUSTOMER TO BUILD ONE HOME FROM THESE PLANS AT A SINGLE LOCATION. THE LICENSE DOES NOT ALLOW THE CUSTOMER TO RESELL, LEASE, LOAN, GIVE OR OTHERWISE TRANSFER THESE PLANS TO ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF ISTOCKHOUSEPLANS LLC. THE LICENSE ALSO DOES NOT ALLOW THE CUSTOMER TO MODIFY THESE PLANS OR USE THEM TO BUILD MORE THAN ONE HOME WITHOUT THE EXPRESS WRITTEN CONSENT OF ISTOCKHOUSEPLANS LLC. THE CUSTOMER AGREES TO INDEMNIFY AND HOLD HARMLESS ISTOCKHOUSEPLANS LLC AND ITS EMPLOYEES FROM ANY AND ALL CLAIMS, DAMAGES AND LIABILITIES INCURRED AS A RESULT OF THE CUSTOMER'S MODIFICATION OF THESE PLANS OR USE OF THESE PLANS TO BUILD MORE THAN ONE HOME WITHOUT THE EXPRESS WRITTEN CONSENT OF ISTOCKHOUSEPLANS LLC. THE CUSTOMER AGREES TO INDEMNIFY AND HOLD HARMLESS ISTOCKHOUSEPLANS LLC AND ITS EMPLOYEES FROM ANY AND ALL CLAIMS, DAMAGES AND LIABILITIES INCURRED AS A RESULT OF THE CUSTOMER'S MODIFICATION OF THESE PLANS OR USE OF THESE PLANS TO BUILD MORE THAN ONE HOME WITHOUT THE EXPRESS WRITTEN CONSENT OF ISTOCKHOUSEPLANS LLC.

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PLAN# BG1560-5
NAME SEQUIM
SHEET SITE PLAN
DATE 10/25/22
SHEET# 0.1