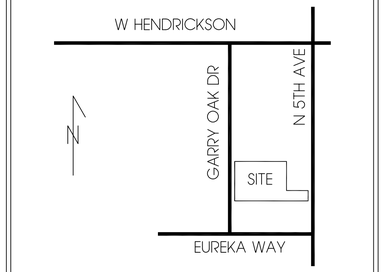
N 5TH AVE
PARCEL

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.

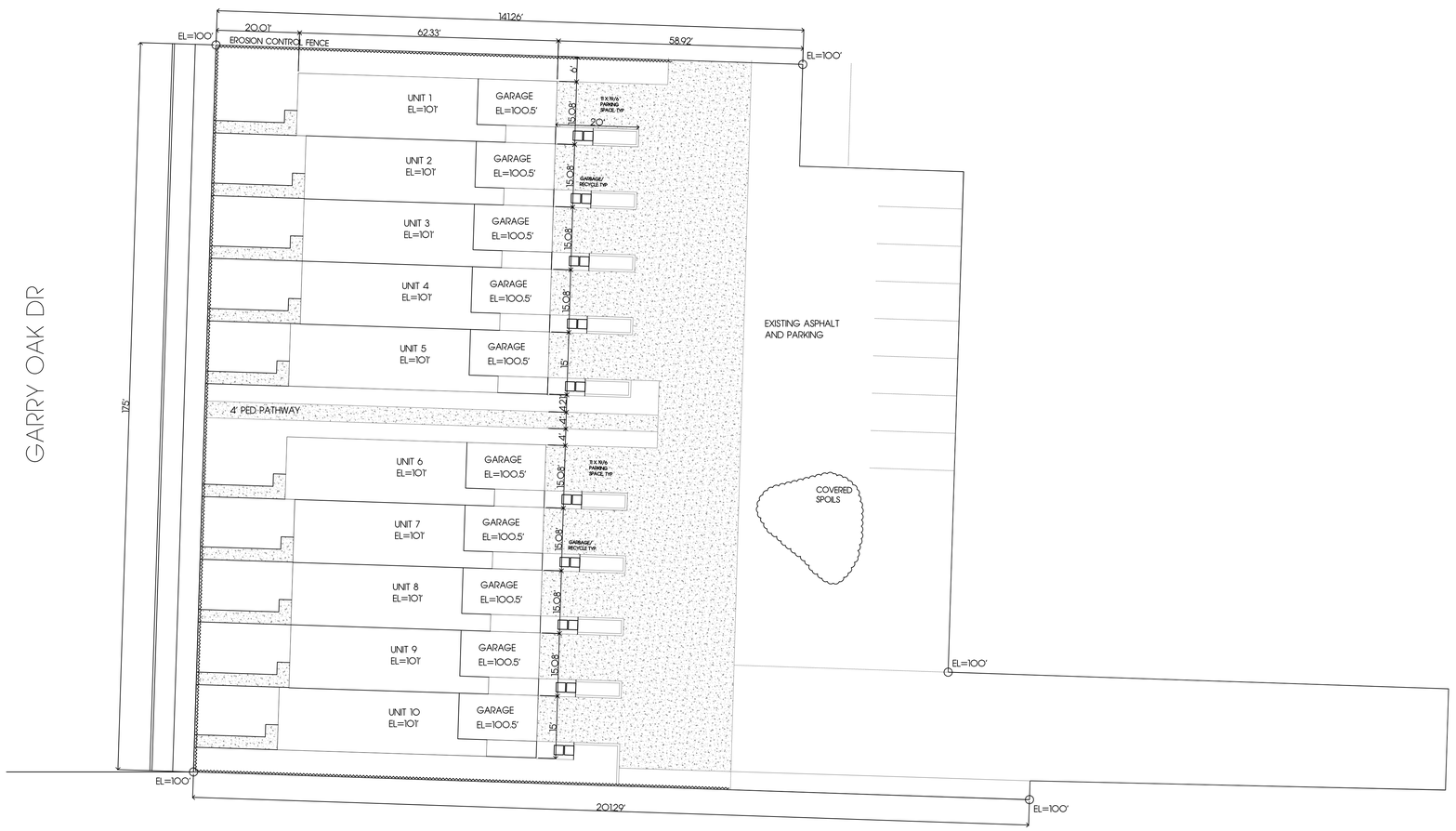
APPROX 210 YARDS OF CLEAN ROCK FOR INFITRATION SYSTEM AND UNDERPAVEMENT TO BE IMPORTED.

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

NEIGHBOR: 645 N 5TH AVE



NEIGHBOR: NO SITUS

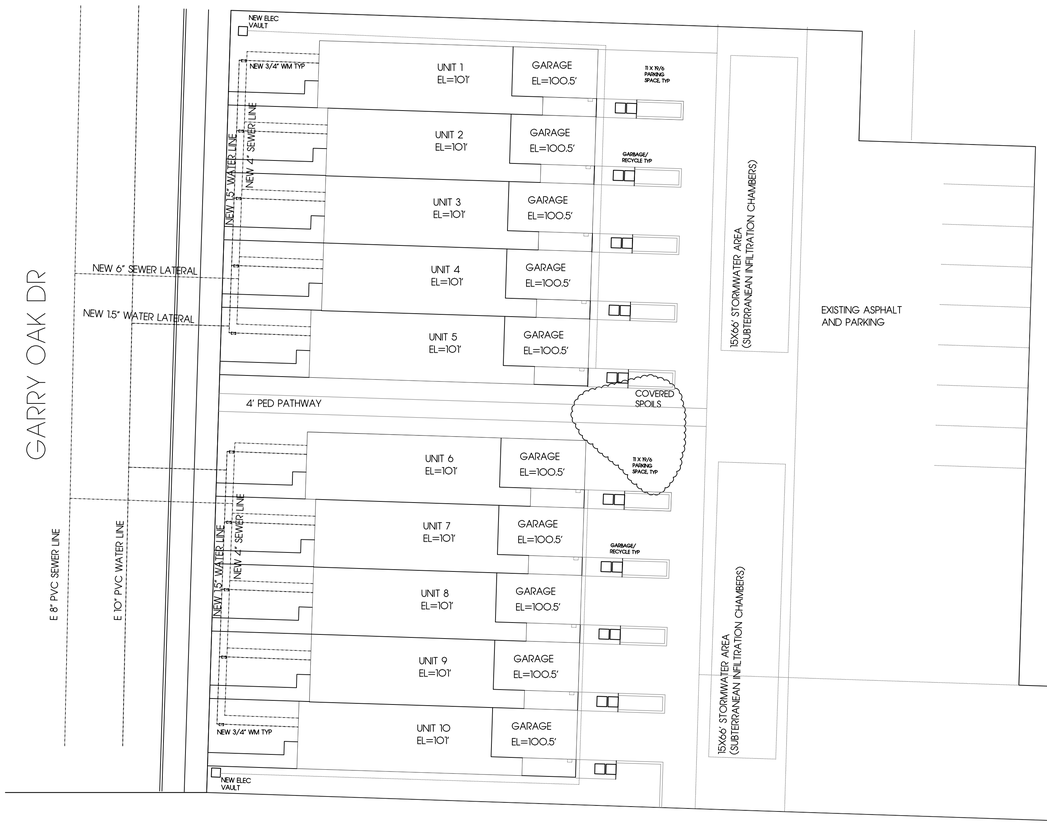
SITE PLAN

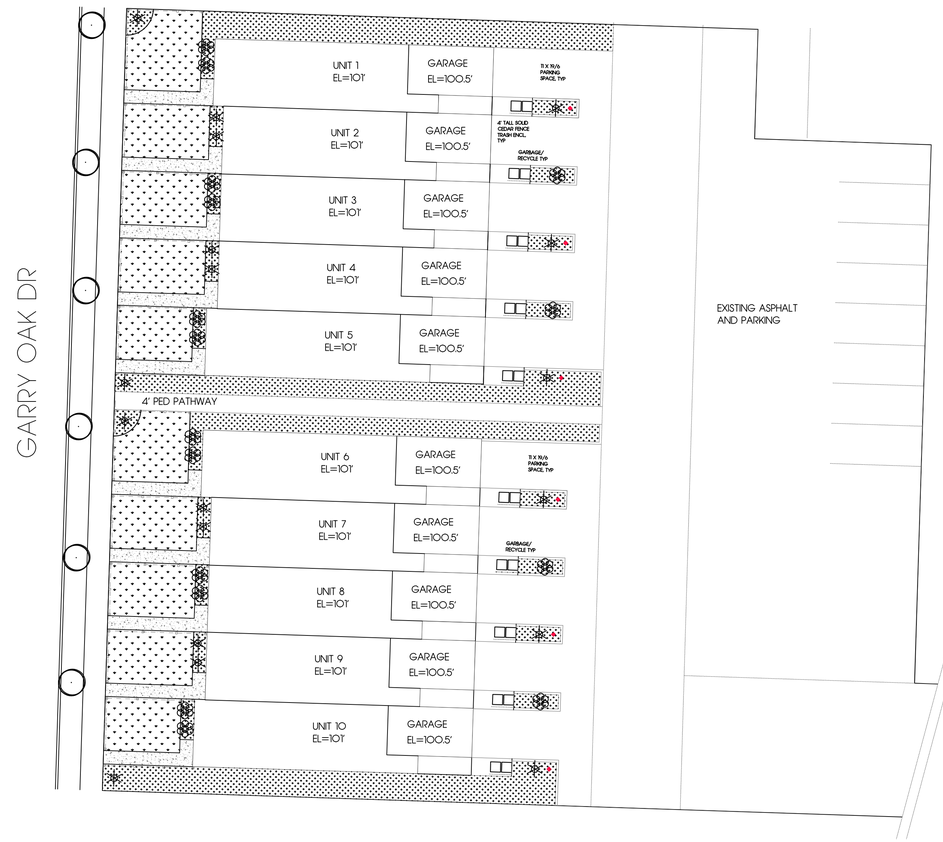
SCALE: 1" = 16'

THESE PLANS ARE RELEASED TO THE CUSTOMER FOR THEIR IN COMPLETE CONSTRUCTION OF THE PROJECT. THE PLANS ARE COPYRIGHTED BY ISTOCKHOUSEPLANS LLC. ANY UNAUTHORIZED COPYING OF ANY PORTION OF THE PLANS IS PROHIBITED BY LAW. ANY PERSON OR ENTITY THAT COPIES THE PLANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF ISTOCKHOUSEPLANS LLC IS SUBJECT TO A MINIMUM STATUTORY DAMAGE OF $25,000 PLUS ATTORNEY'S FEES AND COSTS. ISTOCKHOUSEPLANS LLC RESERVES THE RIGHT TO PURSUE ANY AND ALL REMEDIES AVAILABLE UNDER THE LAW. THE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ISTOCKHOUSEPLANS LLC. IN THE EVENT THAT CHANGES OR MODIFICATIONS ARE MADE TO THE PLANS BY ANYONE OTHER THAN ISTOCKHOUSEPLANS LLC, THE CUSTOMER AGREES TO INDEMNIFY AND HOLD ISTOCKHOUSEPLANS LLC HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE CHANGES OR MODIFICATIONS. THE CUSTOMER ALSO AGREES TO PAY ISTOCKHOUSEPLANS LLC'S REASONABLE ATTORNEY'S FEES AND COSTS INCURRED IN ENFORCING THIS INDEMNITY AGREEMENT. ISTOCKHOUSEPLANS LLC WILL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THE PLANS MADE BY ANYONE OTHER THAN ISTOCKHOUSEPLANS LLC, OR THOSE WORKING UNDER ISTOCKHOUSEPLANS LLC'S SUPERVISION. ISTOCKHOUSEPLANS LLC ALSO WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MADE FROM ITS PLANS WHERE THE CUSTOMER HAS FAILED TO PURCHASE THE APPROPRIATE NUMBER OF SETS OF PLANS FOR THE CONSTRUCTION OF THE PROJECT. ISTOCKHOUSEPLANS LLC ALSO WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MADE FROM ITS PLANS WHERE THE CUSTOMER HAS FAILED TO PURCHASE THE APPROPRIATE NUMBER OF SETS OF PLANS FOR THE CONSTRUCTION OF THE PROJECT. ISTOCKHOUSEPLANS LLC ALSO WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MADE FROM ITS PLANS WHERE THE CUSTOMER HAS FAILED TO PURCHASE THE APPROPRIATE NUMBER OF SETS OF PLANS FOR THE CONSTRUCTION OF THE PROJECT.

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





LANDSCAPING:

SMALL TREES

EXISTING STREET TREE

SHRUBS

SYMPHORICARPOS ALBUS SNOWBERRY 16 TOTAL

PAXISTIMA MYRSINITES OREGON BOXWOOD 18 TOTAL

SOD. SHADE, DROUGHT AND TRAFFIC TOLERANT

GROUNDCOVER: BARK MULCH

LIGHTING:

- 4400 LUMEN 3000K LED LAMP ON 8' TALL POST WITH TOP CAP (1 FIC RANGE SHOWN)
- 1000 LUMEN 3000K RECESSED LED LIGHTING
- 2800 LUMEN 3000K LED LAMP MOUNTED 9' ABV GRADE (1 FIC RANGE SHOWN)
- STERNBERG PT-6330-150HPS-240-MOG-RE5-CP / 3912T43-125-GFI LPIUC/CM OR EQUAL

SITE PLAN

SCALE: 1" = 16'

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THEIR IN HOUSE USE ONLY. THEY ARE NOT TO BE REPRODUCED IN ANY FORM OR COPIED BY ANY MEANS WITHOUT THE EXPRESS WRITTEN CONSENT OF ISTOCKHOUSEPLANS LLC. ANY UNAUTHORIZED USE OF THESE PLANS WILL BE SUBJECT TO LEGAL ACTION. ISTOCKHOUSEPLANS LLC ASSUMES NO RESPONSIBILITY FOR ANY CONSTRUCTION BUILT FROM THESE PLANS. THE CUSTOMER AND THEIR BUILDER ASSUME ALL RESPONSIBILITY FOR THE CONSTRUCTION OF THE HOME AND ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. THE CUSTOMER AND THEIR BUILDER ARE RESPONSIBLE FOR ENSURING THAT THE HOME IS BUILT IN ACCORDANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES. THE CUSTOMER AND THEIR BUILDER ASSUME ALL LIABILITIES & DETAILS IN THE PLANS for MISC. CEILING HEIGHTS, SOFFITS, FURRING, ETC. ISTOCKHOUSEPLANS LLC ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE CUSTOMER AND THEIR BUILDER ASSUME ALL RESPONSIBILITY FOR THE CONSTRUCTION OF THE HOME AND ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. THE CUSTOMER AND THEIR BUILDER ASSUME ALL LIABILITIES & DETAILS IN THE PLANS for MISC. CEILING HEIGHTS, SOFFITS, FURRING, ETC. ISTOCKHOUSEPLANS LLC ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE CUSTOMER AND THEIR BUILDER ASSUME ALL RESPONSIBILITY FOR THE CONSTRUCTION OF THE HOME AND ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. THE CUSTOMER AND THEIR BUILDER ASSUME ALL LIABILITIES & DETAILS IN THE PLANS for MISC. CEILING HEIGHTS, SOFFITS, FURRING, ETC. ISTOCKHOUSEPLANS LLC ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS.

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PLAN# BG1560-5
NAME SEQUIM
SHEET SITE PLAN
DATE 10/25/22
SHEET# 0.2





ELEVATIONS

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

THESE PLANS ARE EXCLUSIVELY THE PROPERTY OF ISTOCKHOUSEPLANS LLC AND ARE LOANED TO THE CUSTOMER FOR THE CONSTRUCTION OF ONE HOME ONLY. THEY ARE NOT TO BE COPIED, REPRODUCED, OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF ISTOCKHOUSEPLANS LLC. ANY UNAUTHORIZED USE OF THESE PLANS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. ISTOCKHOUSEPLANS LLC SHALL BE PRESERVED FOR ANY AND ALL DAMAGES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, CAUSED BY THE UNAUTHORIZED USE OF THESE PLANS. THE CUSTOMER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS ISTOCKHOUSEPLANS LLC AND ITS EMPLOYEES FROM ANY CLAIM OR LAWSUIT BROUGHT AGAINST ISTOCKHOUSEPLANS LLC AND ITS EMPLOYEES FOR THE UNAUTHORIZED USE OF THESE PLANS BY THE CUSTOMER, CONTRACTOR OR ANY OTHER PERSON OR ENTITY ASSOCIATED WITH THE CONSTRUCTION OF THE HOME.

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

SHEET# 1.1



RIGHT ELEVATION END UNIT



LEFT ELEVATION END UNIT

ELEVATIONS

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

THESE PLANS ARE DESIGNED TO BE CUSTOMIZED FOR USE IN YOUR AREA. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY CORRECTIONS TO CODE REQUIRED BY THE LOCAL BUILDING OFFICIAL ARE INCORPORATED INTO THE PLANS. IT IS ALSO THE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE BEFORE BEGINNING CONSTRUCTION. ISTOCKHOUSEPLANS.COM ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THESE PLANS AFTER THEY HAVE BEEN MODIFIED BY ANYONE OTHER THAN ISTOCKHOUSEPLANS.COM. ALL DESIGN WORK SHOWN ON THESE PLANS IS THE EXCLUSIVE PROPERTY OF ISTOCKHOUSEPLANS.COM AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF ISTOCKHOUSEPLANS.COM. ALL RIGHTS RESERVED UNDER THE COPYRIGHT LAWS.

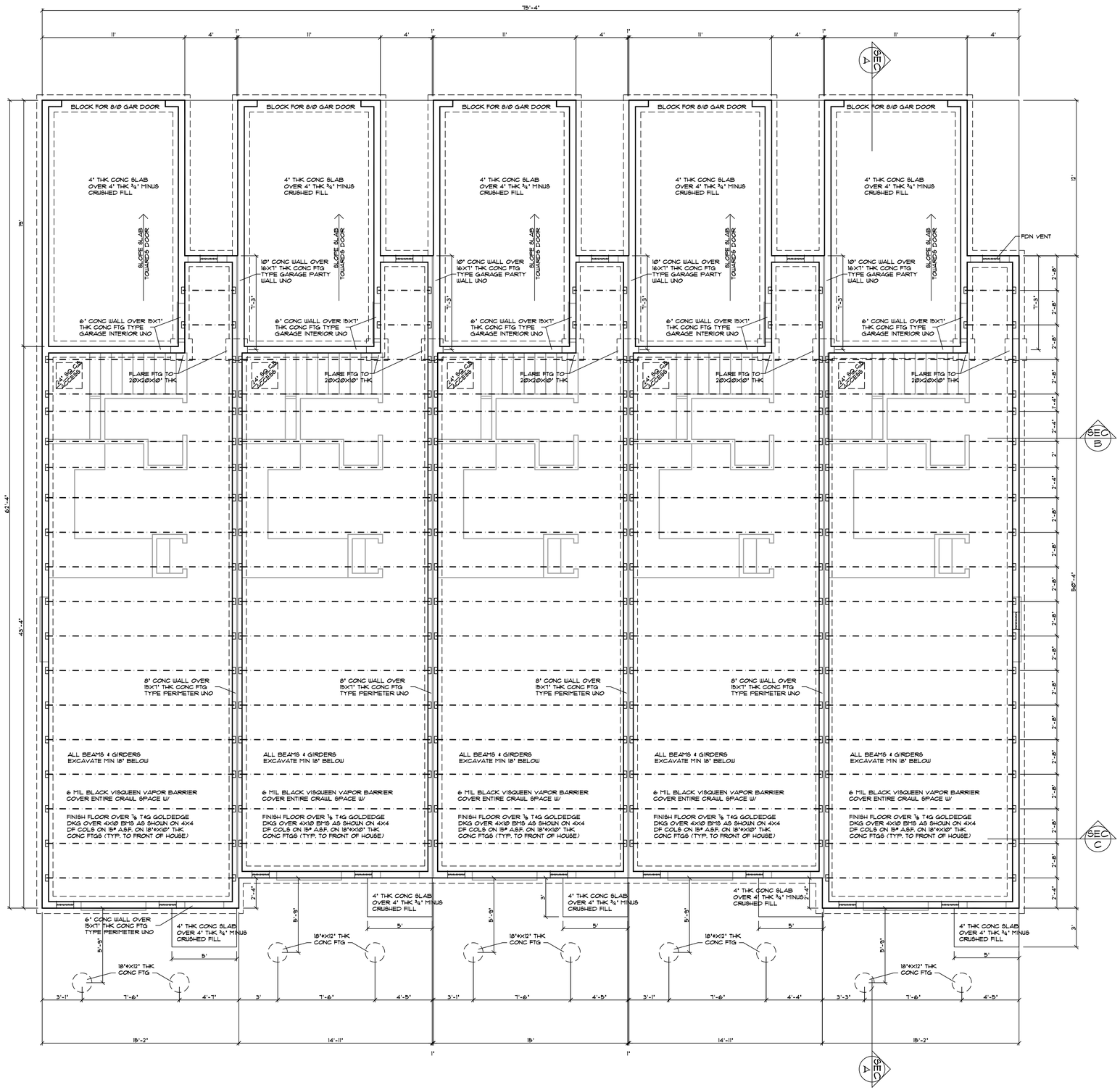
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PLAN# BG1560-5
NAME SEQUIM
SHEET ELEVS
DATE 10/25/22

SHEET# 1.2

FOUNDATION PLAN

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



THESE DRAWINGS ARE LOANED TO THE CUSTOMER FOR THE EXCLUSIVE USE OF CONSTRUCTING A SINGLE RESIDENCE ON A SINGLE LOT. ALL COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE DRAWINGS ARE RESERVED BY STOCK HOUSE PLANS, LLC. THESE DRAWINGS MAY NOT BE COPIED, REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF STOCK HOUSE PLANS, LLC. ANY UNAUTHORIZED USE OF THESE DRAWINGS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. ALL RIGHTS RESERVED.

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PLAN# BG1560-5
NAME SEQUIM
SHEET FOUNDATION
DATE 10/25/22
SHEET# 2



MAIN FLOOR

SCALE: 1/4" = 1'-0" 585SF MAIN

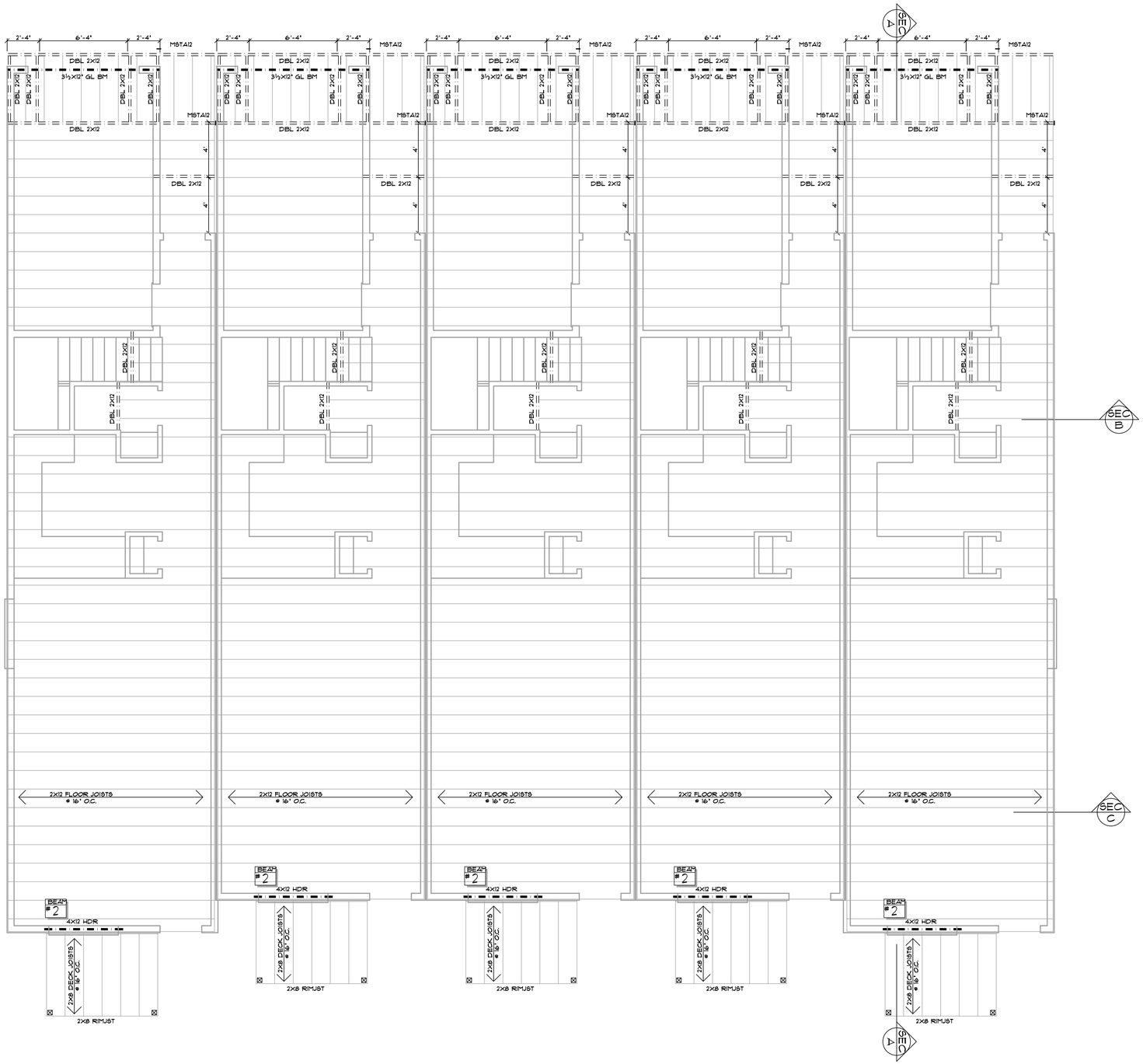
MAIN FLOOR PLAN

790SF UPPER 1375SF TOTAL EACH UNIT

THESE DRAWINGS ARE LICENSED TO BE CUSTOMIZED FOR THE USE BY A CUSTOMER ONLY AS DESCRIBED IN THE LICENSE AGREEMENT CONTRACTED AT THE TIME OF PURCHASE. ANY USE OF THESE DRAWINGS OUTSIDE OF THE TERMS OF THE LICENSE AGREEMENT OR ANY REPRODUCTION OF THESE DRAWINGS WITHOUT THE EXPRESS WRITTEN CONSENT OF ISTOCKHOUSEPLANS LLC IS STRICTLY PROHIBITED.

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PLAN# BG1560-5
NAME SEQUIM
SHEET FDN/FLR
DATE 10/25/22
SHEET# 3



CEILING FRAMING PLAN

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

THESE PLANS ARE EXPRESSLY DESIGNED TO BE CUSTOMIZED FOR THE FINAL CONSTRUCTION OF A HOME. THE PURCHASER OF THESE PLANS AGREES THAT ALL CONSTRUCTION DRAWINGS AND ENGINEERING WILL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT OF THEIR CHOICE AND THAT THEY WILL BE RESPONSIBLE FOR ANY AND ALL CHANGES MADE TO THESE PLANS. THE PURCHASER AGREES TO INDEMNIFY AND HOLD HARMLESS STOCKHOUSE PLANS LLC FROM ANY AND ALL LIABILITY ARISING FROM THE USE OF THESE PLANS. THE PURCHASER ALSO AGREES TO HAVE THE ENGINEER OF RECORD SUBMIT A LETTER TO THE BUILDING DEPARTMENT STATING THAT THEY HAVE PERFORMED ALL ENGINEERING REQUIRED FOR THE CONSTRUCTION OF THE HOME AND THAT THEY ACCEPT RESPONSIBILITY FOR THE DESIGN. THE PURCHASER AGREES TO HAVE THE ENGINEER OF RECORD SUBMIT A LETTER TO THE BUILDING DEPARTMENT STATING THAT THEY HAVE PERFORMED ALL ENGINEERING REQUIRED FOR THE CONSTRUCTION OF THE HOME AND THAT THEY ACCEPT RESPONSIBILITY FOR THE DESIGN. THE PURCHASER AGREES TO HAVE THE ENGINEER OF RECORD SUBMIT A LETTER TO THE BUILDING DEPARTMENT STATING THAT THEY HAVE PERFORMED ALL ENGINEERING REQUIRED FOR THE CONSTRUCTION OF THE HOME AND THAT THEY ACCEPT RESPONSIBILITY FOR THE DESIGN. THE PURCHASER AGREES TO HAVE THE ENGINEER OF RECORD SUBMIT A LETTER TO THE BUILDING DEPARTMENT STATING THAT THEY HAVE PERFORMED ALL ENGINEERING REQUIRED FOR THE CONSTRUCTION OF THE HOME AND THAT THEY ACCEPT RESPONSIBILITY FOR THE DESIGN. THE PURCHASER AGREES TO HAVE THE ENGINEER OF RECORD SUBMIT A LETTER TO THE BUILDING DEPARTMENT STATING THAT THEY HAVE PERFORMED ALL ENGINEERING REQUIRED FOR THE CONSTRUCTION OF THE HOME AND THAT THEY ACCEPT RESPONSIBILITY FOR THE DESIGN.

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

SHEET# 4



UPPER FLOOR PLAN

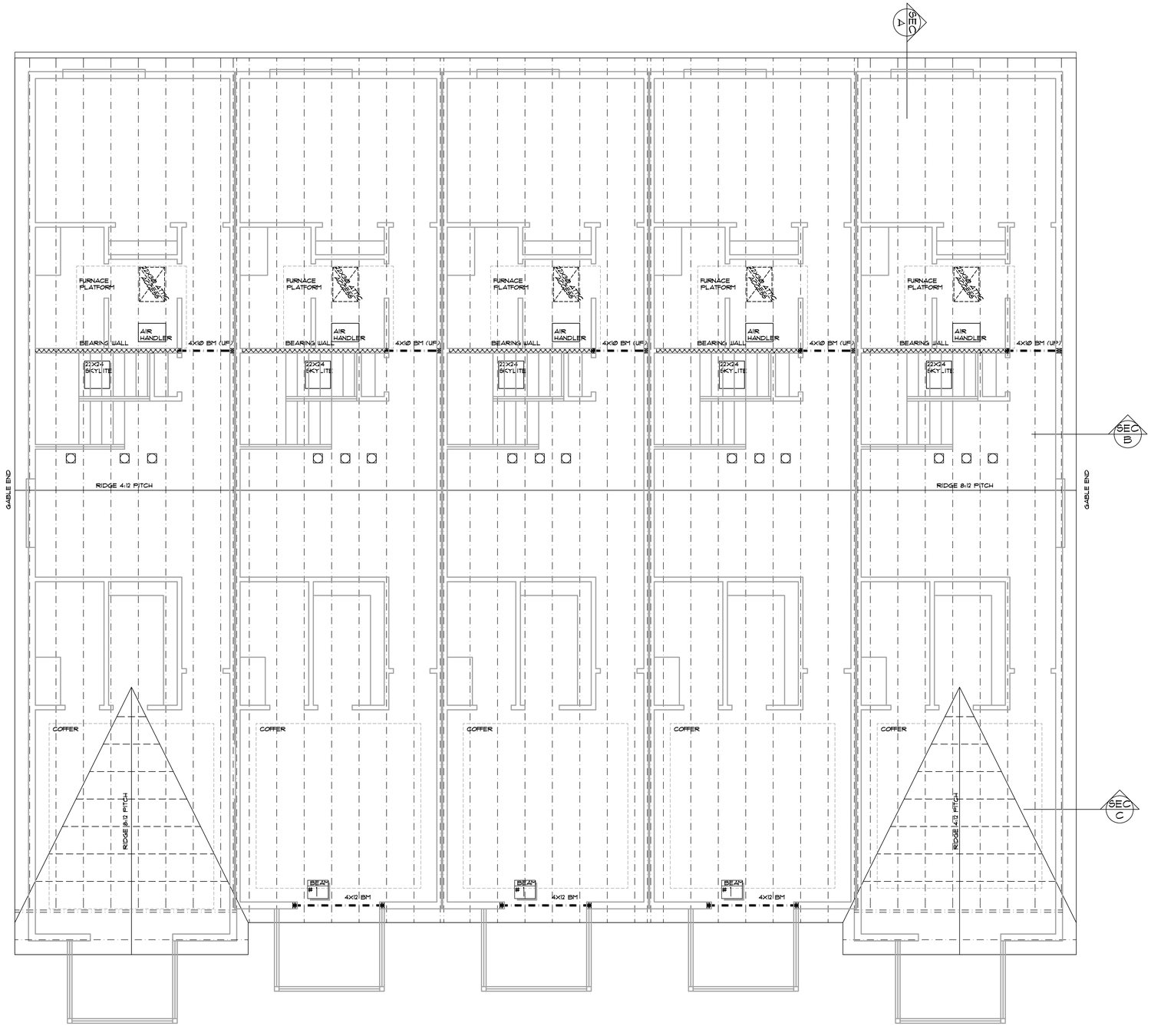
SCALE: 1/4" = 1'-0" 585SF MAIN 790SF UPPER 1375SF TOTAL EACH UNIT

THESE PLANS ARE EXPRESSLY LICENSED TO BE CONSTRUCTED FOR THE PERSON OR FIRM PURCHASING THEM AS EVIDENCED BY A CONTRACT OR PURCHASE AGREEMENT. THEY ARE NOT TO BE LOANED, GIVEN, RESOLD OR DISCLOSED TO ANY OTHER PERSON OR FIRM WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE PURCHASER AGREES TO PROTECT THE DESIGNER'S COPYRIGHT AND UNPUBLISHED RIGHTS AND TO PROMPTLY NOTIFY THE DESIGNER OF ANY SUSPECTED INFRINGEMENT. THE PURCHASER AGREES TO INDEMNIFY AND HOLD THE DESIGNER HARMLESS FOR ANY LOSS, COST OR EXPENSE ARISING FROM ANY BREACH OF THIS AGREEMENT. THE PURCHASER AGREES THAT THE DESIGNER'S LIABILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS SHALL NOT EXCEED THE AMOUNT PAID FOR THE PLANS. THE PURCHASER AGREES THAT THE DESIGNER SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL DAMAGES RESULTING FROM ERRORS OR OMISSIONS IN THE PLANS. THE PURCHASER AGREES THAT THE DESIGNER SHALL NOT BE LIABLE FOR ANY DELAY IN DELIVERY OF THE PLANS. THE PURCHASER AGREES THAT THE DESIGNER SHALL NOT BE LIABLE FOR ANY DAMAGES IN EXCESS OF THE AMOUNT PAID FOR THE PLANS.

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PLAN# BG1560-5
NAME SEQUIM
SHEET UPPER FLR
DATE 10/25/22

SHEET# 5



ROOF PLAN

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

THESE PLANS ARE EXCLUSIVELY DESIGNED TO THE CUSTOMER OF THE LISTED PLAN NUMBER AND ARE NOT TO BE USED, COPIED OR DISTRIBUTED TO OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF ISTOCKHOUSEPLANS.COM. ANY UNAUTHORIZED USE OF THESE PLANS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. ISTOCKHOUSEPLANS.COM RESERVES THE RIGHT TO MODIFY THESE PLANS AT ANY TIME WITHOUT NOTICE. THE PURCHASE OF THESE PLANS DOES NOT INCLUDE ENGINEERING OF ANY KIND. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO HAVE THESE PLANS ENGINEERED BY A LICENSED ENGINEER TO ENSURE THAT THEY COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS. ISTOCKHOUSEPLANS.COM IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS CONTAINED IN THESE PLANS AFTER THEY HAVE BEEN ENGINEERED. ISTOCKHOUSEPLANS.COM IS NOT RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES EMPLOYED BY THE CONTRACTOR IN CONNECTION WITH CONSTRUCTION OF THE WORK.

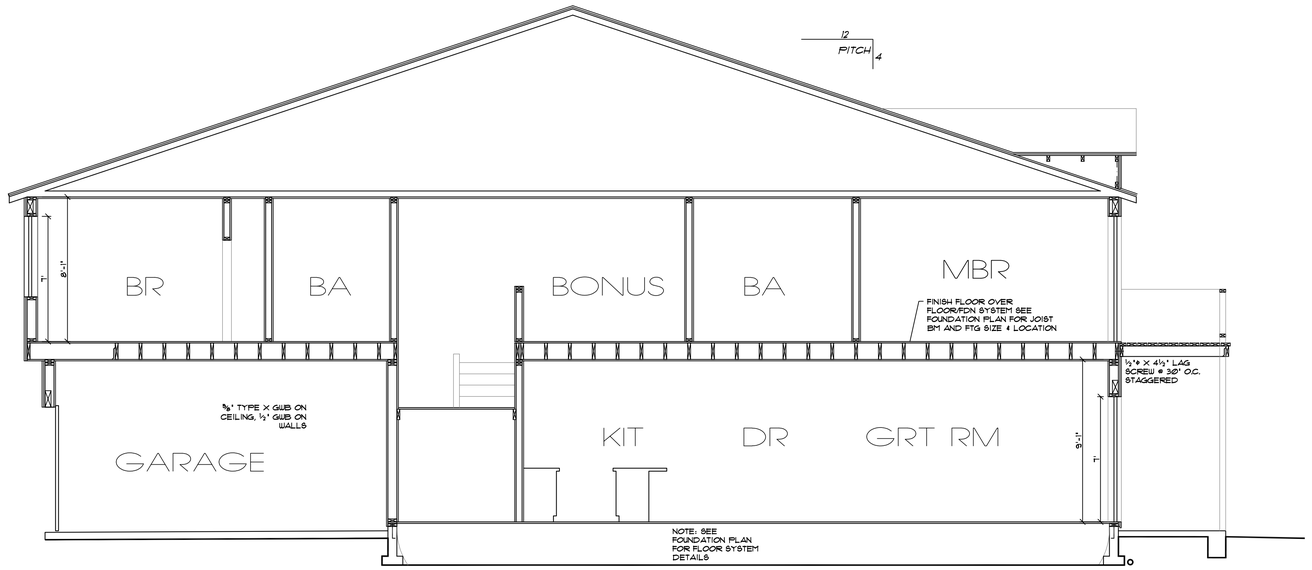
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PLAN# BG1560-5
NAME SEQUIM
SHEET ROOF PLAN
DATE 10/25/22

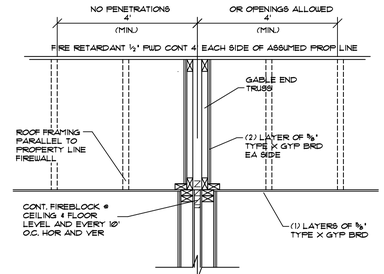
SHEET# 6

CROSS SECTIONS

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

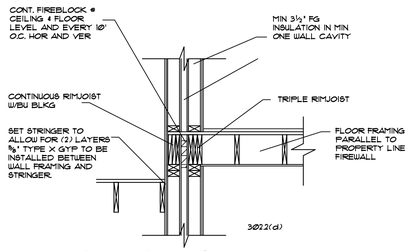


SECTION A—A



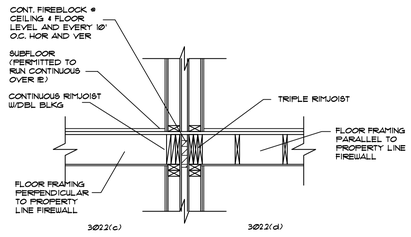
7/E CONDITION WITH PARALLEL ROOFS AT ASSUMED PROPERTY LINE.

NOT TO SCALE 3Ø12(d)



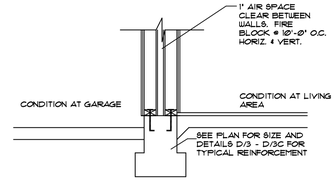
7/D STAIR STRINGER

NOT TO SCALE



7/C FRAMED FLOOR

NOT TO SCALE



7/B FOUNDATION

NOT TO SCALE

RATED 2 HR FIREWALL
GA FILE NO. UF536Ø
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, 2½" LONG, MIN Ø.Ø85 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.1Ø3 SHANK ¼" HEADS, 8" C/C. STAGGER JOINTS 16" C/C EACH LAYER AND SIDE. PROVIDE BLOCKING AT MID HEIGHT.

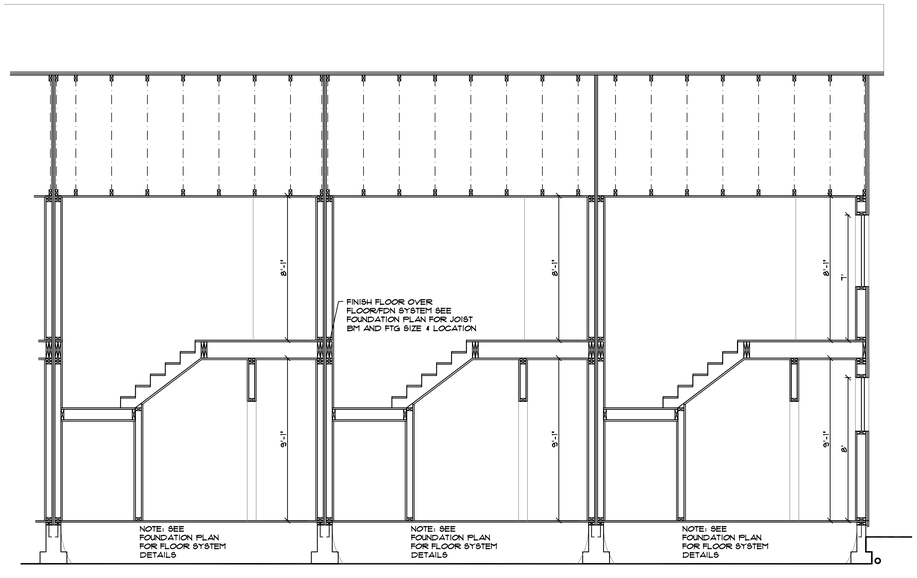
JOINTS STAGGERED 16" EA LAYER AND EA SIDE. SOUND TESTED WITH 3½" GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED 6" O.C.

7/A FIREWALL DETAIL

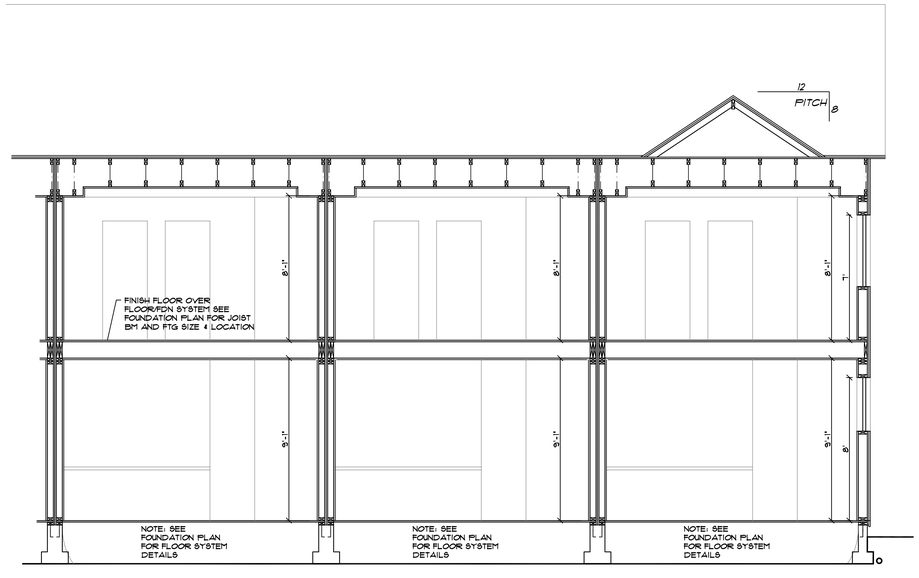
NOT TO SCALE

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.



SECTION B—B



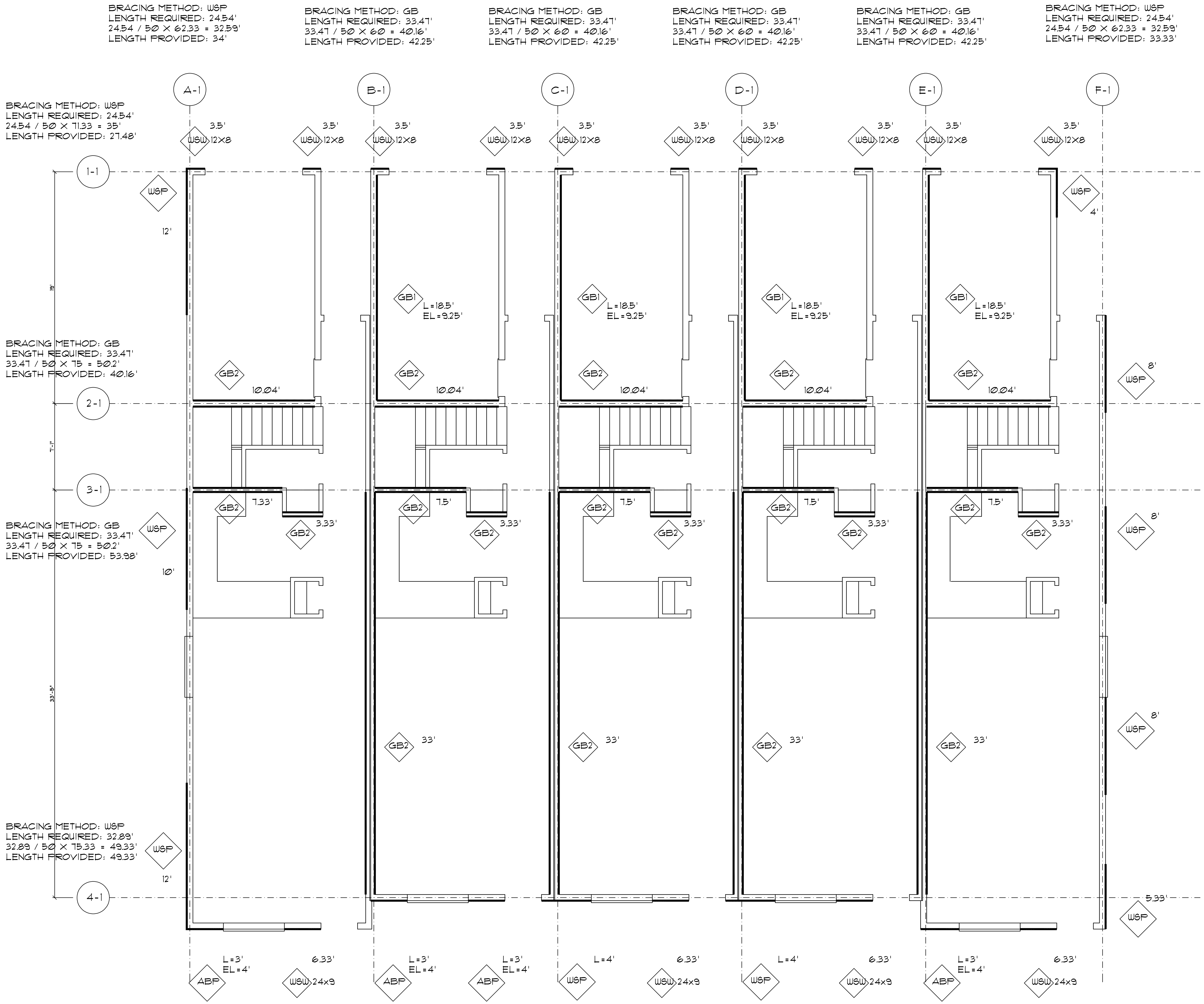
SECTION C—C

THESE PLANS ARE DESIGNED TO BE CUSTOMIZED TO SUIT EACH CUSTOMER'S NEEDS. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO HAVE THESE PLANS REVIEWED BY A LOCAL BUILDING OFFICIAL, ENGINEER OR ARCHITECT TO ENSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE PLANS ARE SOLD AS A STARTING POINT AND ARE NOT TO BE USED AS FINAL CONSTRUCTION DRAWINGS UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE CUSTOMER'S LOCAL BUILDING OFFICIAL. THE PURCHASER AGREES TO HOLD HARMLESS AND INDEMNIFY STOCKHOUSE PLANS LLC FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES, COSTS, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF OR IN CONNECTION WITH THE USE OF THESE PLANS.

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PLAN# BG1560-B
NAME SEQUIM
SHEET SECTIONS
DATE 10/25/22

SHEET# 7



ANALYZED UNDER
2018 IRC, FOR
SEGMENTAL PWD

SHEAR BRACING

SCALE: 1/4" = 1'–0"

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN CONSTRUCTION OF ONE BUILDING ONLY & ARE SUBJECT TO THE CONDITIONS OF LICENSE ACCEPTED BY THE CUSTOMER. USE OF ANY PART OF THE PLANS BY ANY PARTY OTHER THAN THE CUSTOMER, EXCEPT ON LOAN BY THE CUSTOMER TO THIRD PARTIES NECESSARY TO ASSIST THE CUSTOMER IN USING THE PLANS IS STRICTLY PROHIBITED.
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.

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PLAN# BG1560-5
NAME SEQUIM
SHEET SHEAR
DATE 10/25/22
SHEET# S1

BRACING METHOD: WSP
LENGTH REQUIRED: 11.69'
11.69 / 50 X 63.33 = 14.81'
LENGTH PROVIDED: 16'

BRACING METHOD: GB
LENGTH REQUIRED: 18.7'
18.7 / 50 X 61 = 22.81'
LENGTH PROVIDED: 33.83'

BRACING METHOD: GB
LENGTH REQUIRED: 18.7'
18.7 / 50 X 61 = 22.81'
LENGTH PROVIDED: 33.83'

BRACING METHOD: GB
LENGTH REQUIRED: 18.7'
18.7 / 50 X 61 = 22.81'
LENGTH PROVIDED: 33.83'

BRACING METHOD: GB
LENGTH REQUIRED: 18.7'
18.7 / 50 X 61 = 22.81'
LENGTH PROVIDED: 33.83'

BRACING METHOD: WSP
LENGTH REQUIRED: 11.69'
11.69 / 50 X 61 = 14.26'
LENGTH PROVIDED: 16'

BRACING METHOD: WSP
LENGTH REQUIRED: 11.69'
11.69 / 50 X 75 = 17.54'
LENGTH PROVIDED: 24.5'

BRACING METHOD: GB
LENGTH REQUIRED: 18.7'
18.7 / 50 X 75 = 28.05'
LENGTH PROVIDED: 30'

BRACING METHOD: GB
LENGTH REQUIRED: 18.7'
18.7 / 50 X 75 = 28.05'
LENGTH PROVIDED: 30'

BRACING METHOD: WSP
LENGTH REQUIRED: 15.66'
15.66 / 50 X 75 = 23.49'
LENGTH PROVIDED: 27'

ANALYZED UNDER
2018 IRC, FOR
SEGMENTAL PWD

SHEAR BRACING

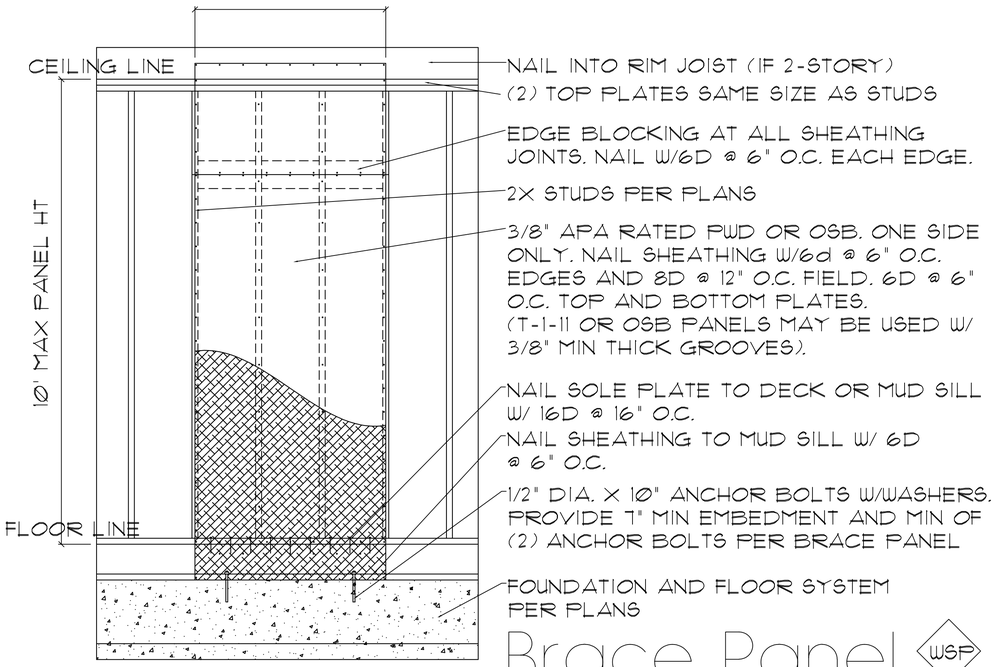
SCALE: 1/4" = 1'-0"

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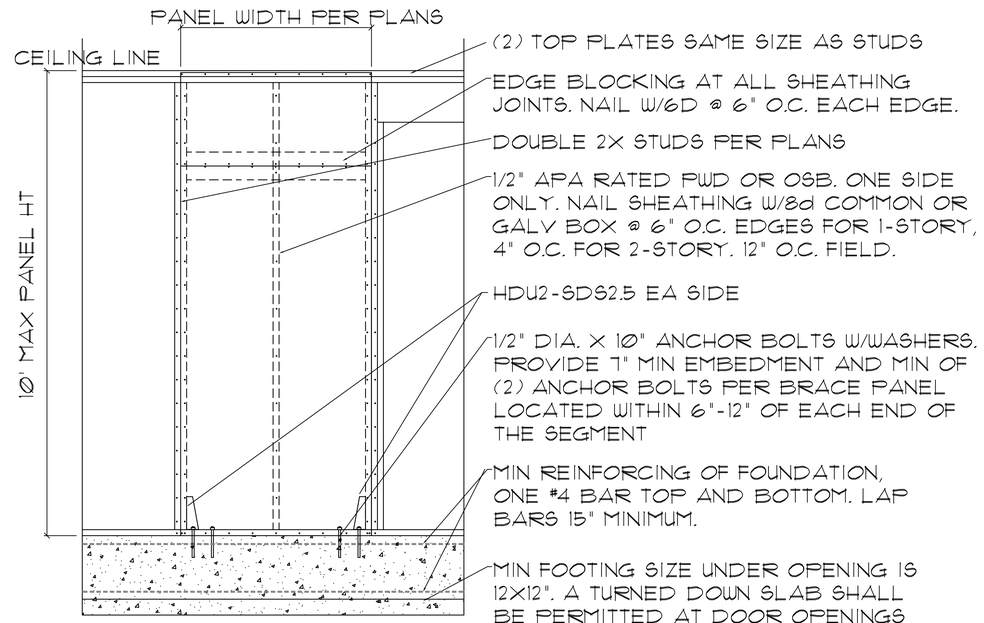
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STOCKHOUSEPLANS LLC

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

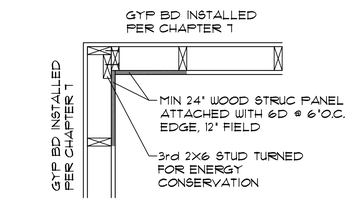
SHEET# S2



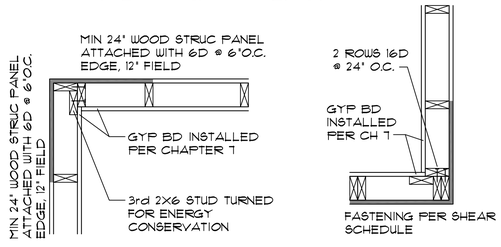
Brace Panel WSP



Alternate Brace Panel ABP



SHEATHING AT INTERIOR



SHEATHING AT EXTERIOR GARAGE CORNER

D / 11 CORNER CONSTRUCTION

1/2" = 1'-0"

GB1 = GYPSUM WALL BOARD PANELS ONE SIDE OF STUDS ONLY, TYPICAL FASTENERS 7" O.C. EDGE AND FIELD. ALL EDGES BLOCKED.

GB2 = GYPSUM WALL BOARD PANELS BOTH SIDES OF STUDS, TYPICAL FASTENERS 7" O.C. EDGE AND FIELD. ALL EDGES BLOCKED.

SHEAR BRACING

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

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PLAN# BG1560-B
NAME SEQUIM
SHEET SHEAR
DATE 10/25/22

SHEET# S3

GENERAL NOTES

1. DESIGN LOADS:

ROOF	25 PSF (LIVE LOAD)
FLOOR	40 PSF
STAIRS	100 PSF
GARAGE FLOOR	50 PSF
DECKS	60 PSF

2. INSULATION:

   A) CEILINGS (VAULTED) R-30
   B) CEILINGS (FLAT) R-49
   C) WALLS R-21
   D) FLOOR (OVER UNHEATED AREA) R-30

   THE ABOVE VALUES ARE MINIMUM AND MAY BE INCREASED IF DESIRED. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DESTINY RATING OF LESS THAN 450. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

3. WINDOWS:

   A) EACH BEDROOM TO HAVE A MIN. WINDOW OPENING OF 5.7 SQ. FT. WITH A MIN. WIDTH OF 20", A MIN. HEIGHT OF 22" AND A SILL LESS THAN 44" ABOVE FIN. FLR.

   B) ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED. U=0.30

   C) ALL WINDOWS WITHIN 18" OF THE FLOOR AND WITHIN 12" OF ANY DOOR TO BE TEMPERED.

4. ALL ELECTRICAL OUTLETS IN GARAGES, BATHROOMS, AND KITCHENS TO BE G.F.I. PER ELECTRICAL CODE STANDARDS.

5. ALL BATHROOMS AND UTILITY ROOMS TO BE PROVIDED WITH A FAN VENTED TO THE OUTSIDE, WITH A MIN. OF 5 AIR CHANGES PER HOUR. THIS ALSO INCLUDES RANGE HOODS.

FRAMING NOTES

1. LUMBER SPECIES:

   A) POSTS, BEAMS, HEADERS, RAFTERS, AND JOISTS - NO. 2 D.F.L.

   B) STUDS - STUD GRADE D.F.L.

   C) SILLS, PLATES, BLOCKING, BRIDGING, ETC... - NO. 3 D.F.L.

   D) POST AND BEAM DECKING TO BE UTILITY GRADE D.F.L.

   E) SHEATHING - 1/2" CDX PWD 32/16 OR 7/16" O.S.B. NAILING: 8d 6" O.C. EDGES, 12" O.C. FIELD

2. ALL EXTERIOR HEADERS LESS THAN 5'-0" ARE TO BE 4 X 8. ALL HEADERS 5'-0" TO 8'-0" ARE TO BE 4 X 12. GARAGE HEADER TO BE 4 X 12. HEADERS MAY ALSO BE DESIGNED.

3. PROVIDE DOUBLE JOIST UNDER ALL PARTITION WALLS ABOVE RUNNING PARALLEL TO JOIST.

4. ATTIC ACCESS MUST BE 22" x 30" MIN. WITH 30" OF HEADROOM DIRECTLY ABOVE OPENING. ATTIC VENTS TO BE A MIN. OF 1/600 OF ATTIC AREA. 1/2 TO BE ROOF VENT OTHERS TO BE EAVE VENTS. EAVE VENTS TO BE COVERED WITH MIN. 1/4" CORROSION PROOF WIRE MESH.

5. ALL EXTERIOR POST AND BEAMS WILL BE PROVIDED WITH APPROVED PAINTED STEEL ANCHORS AND/OR CONNECTORS.

6. ALL STAIRS SHALL BE FURNISHED WITH RAILINGS OR BARRIERS WHICH ARE CONSTRUCTED SO THAT A 4"ø OBJECT CAN NOT PASS THROUGH AND ARE TO BE A MIN. OF 34" HIGH (36" AT LANDINGS). ALL DECKS 30" ABOVE GRADE MUST ALSO MEET THESE REQUIREMENTS.

FOUNDATION NOTES

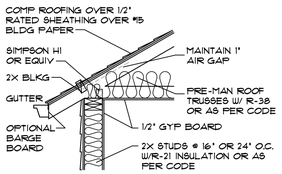
1. EXCAVATE TO PROVIDE A MIN. OF 18" BEAM TO GRADE CLEARANCE.
2. FOOTINGS ARE TO BE ON ONLY UNDISTURBED SOIL.
3. ANY FILL UNDER SLABS TO BE A MIN. OF 4" GRANULAR FILL COMPACTED TO A MIN. OF 95%.
4. CONCRETE TO MEET FOLLOWING SPECS.:
   A) BASEMENT WALLS AND FOUNDATIONS EXPOSED TO EXTERIOR (2500 PSI)
   B) INTERIOR SLABS ON GRADE (2500 PSI)
   C) BASEMENT WALLS AND FOUNDATIONS EXPOSED TO INTERIOR (3000 PSI)
   D) PORCHES, STEPS, AND GRADE SLABS (3500 PSI)
5. CONCRETE SLABS TO HAVE CONTROL JOINTS NO MORE THAN 25' IN SPAN ANY DIRECTION.
6. COVER ENTIRE CRAWLSPACE WITH 6 MIL BLK. POLY. VAPOR BARRIER.
7. PROVIDE CRAWLSPACE DRAINS PER I.R.C. SECTION R405
8. REINFORCING STEEL IN FOUNDATION WALLS, FOOTINGS, RETAINING WALLS, AND PIERS WILL BE PROVIDED WHEN JOB SITE CONDITIONS AND OR CITY/COUNTY REQUIREMENTS WARRANT IT'S USE.
9. BEAM POCKETS TO HAVE 1/2" AIRSPACE AT ALL SIDES AND BEAM MUST HAVE A MIN. OF 3" BEARING.
10. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
11. PROVIDE A MIN. OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWLSPACE. VENT TO BE CLOSEABLE WITH A CORROSION PROOF MESH COVERING.

PRESCRIPTIVE ENERGY CODE

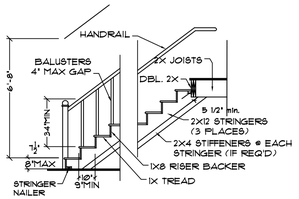
HEAT SOURCE: HEAT PUMP:	1.0 CREDITS
OPTION 1.3 EFFICIENT BLDG ENV	0.5 CREDITS
OPTION 2.1 AIR LEAKAGE CONTROL	0.5 CREDITS
OPTION 3.2 HIGH EFFICIENCY HVAC	1.0 CREDITS
OPTION 4.1 HIGH EFF HVAC DIST	0.5 CREDITS
OPTION 4.5 EFF WATER HEATING	1.5 CREDITS
TOTAL	5 CREDITS

DISCLAIMER

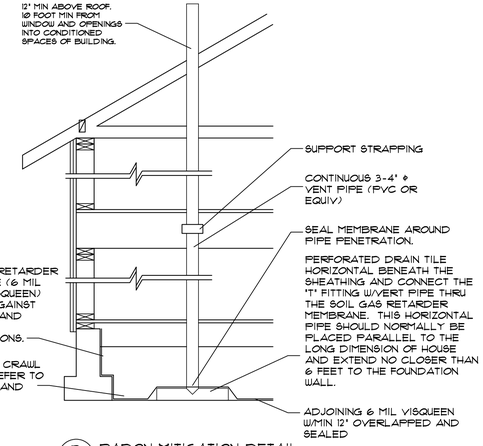
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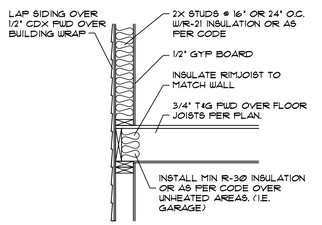
D 6 ROOF TRUSS DETAIL 1/2" = 1'-0"



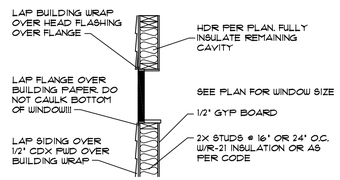
D 7 STAIR DETAIL 1/2" = 1'-0"



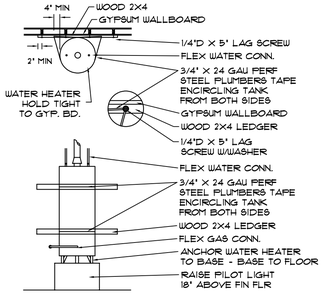
D 9 RADON MITIGATION DETAIL 1/2" = 1'-0"



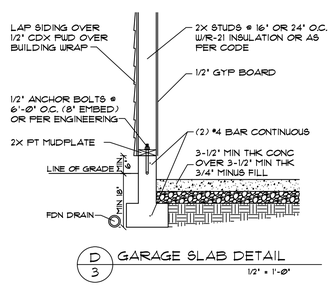
D 5 FRAMED FLOOR PLENUM DETAIL 1/2" = 1'-0"



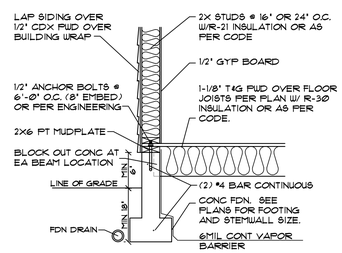
D 4 WINDOW AND DOOR DETAIL 1/2" = 1'-0"



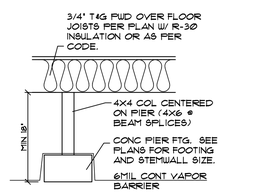
D 8 WATER HEATER DETAIL 1/2" = 1'-0"



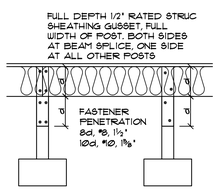
D 3 GARAGE SLAB DETAIL 1/2" = 1'-0"



D 2A POST & BEAM FLOOR SYSTEM PERIMETER 1/2" = 1'-0"



D 2B POST & BEAM FLOOR SYSTEM INTERIOR 1/2" = 1'-0"



D 2C POST & BEAM FLOOR SYSTEM INTERIOR 1/2" = 1'-0"

NOTES & DETAILS

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

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