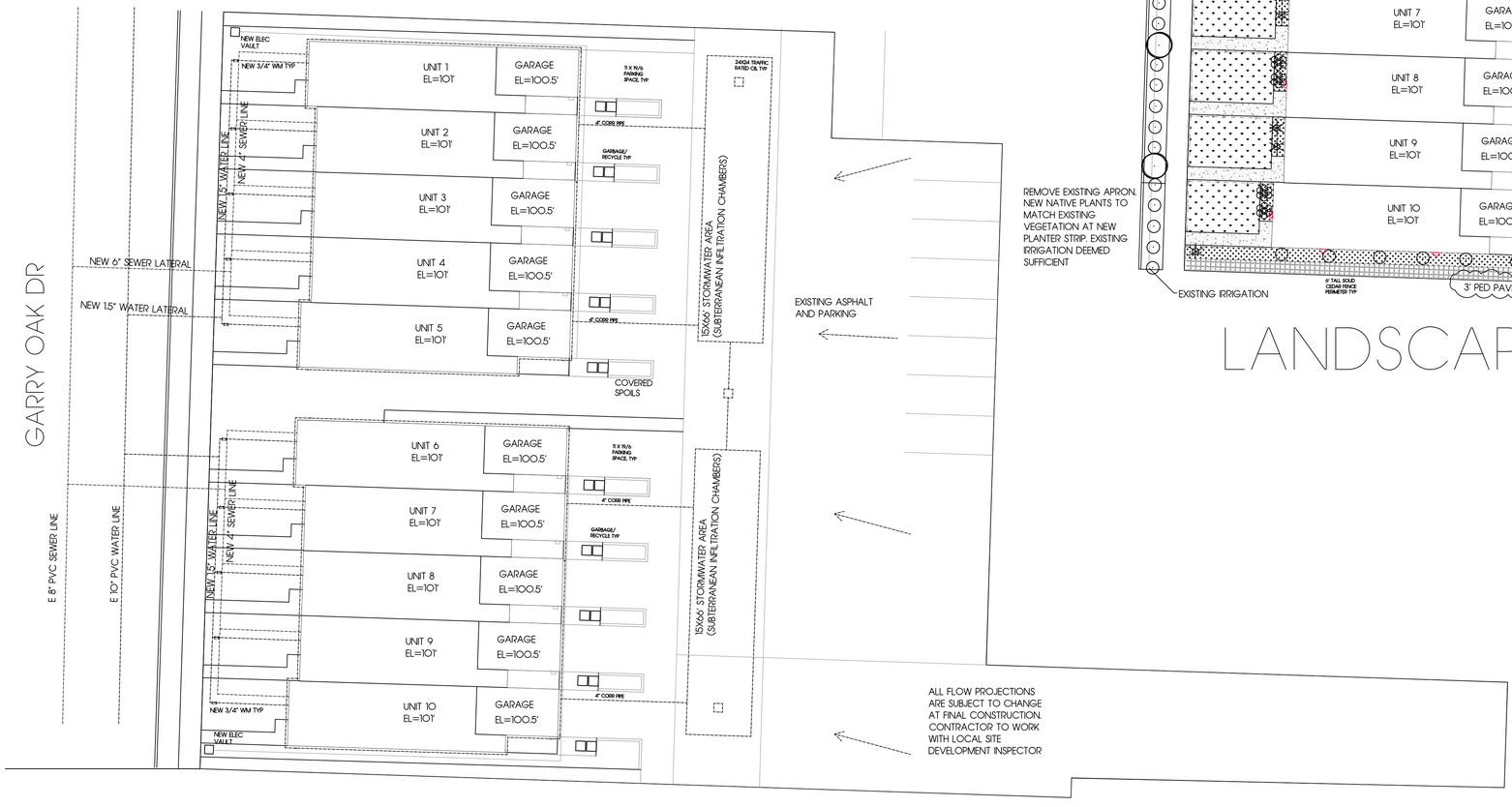
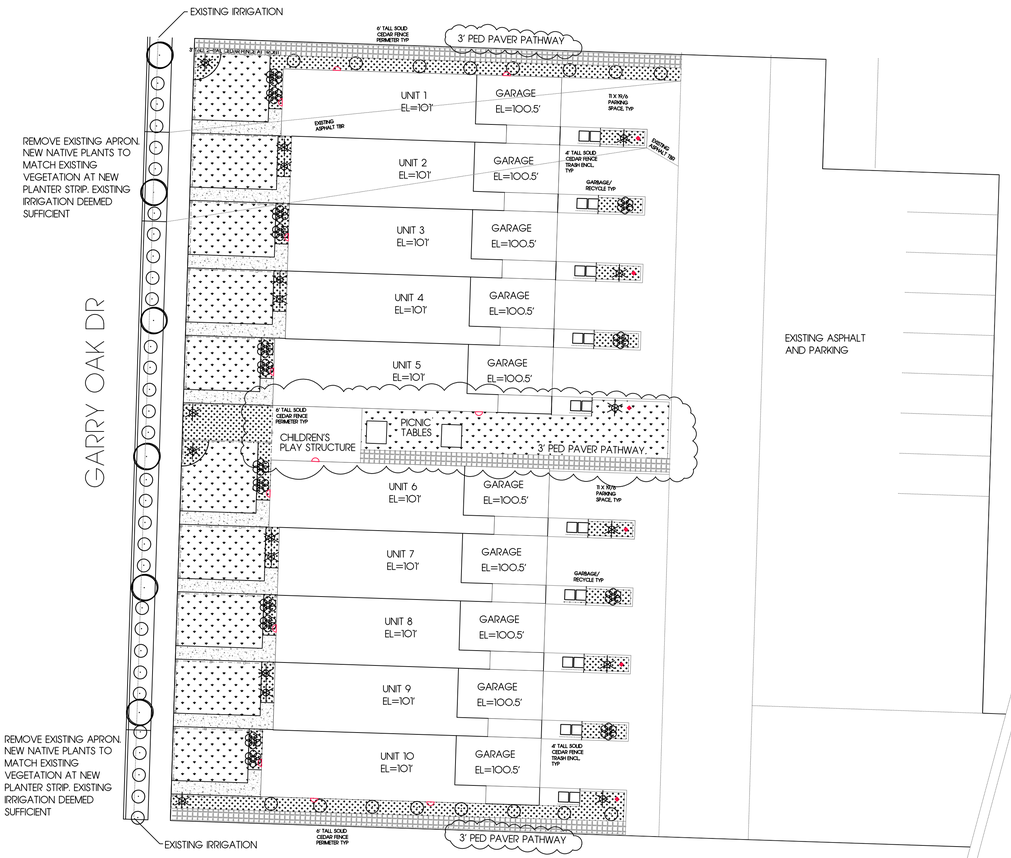
PROVIDE MINIMUM 200SF OF OUTDOOR AREA PER UNIT. SMALLEST FRONT YARD IS 232SF. CONDITION MET.



UTILITY PLAN



LANDSCAPING PLAN

LANDSCAPING:

SMALL TREES

- EXISTING STREET TREE

SHRUBS

- EXISTING STREET SHRUB LAVENDER
- 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 FTC RANGE SHOWN)
- 1000 LUMEN 3000K RECESSED LED LIGHTING
- 2800 LUMEN 3000K LED LAMP MOUNTED 9' ABV GRADE (1 FTC RANGE SHOWN)
- STERNBERG PT-6330-150HPS-240-MOG-RE5-CP / 3912T43-125-GFI LPIUC/CM OR EQUAL

SITE PLAN

SCALE: 1" = 16'

THESE PLANS ARE BEING LICENSED TO THE CUSTOMER FOR HIS/HER IN CONSIDERATION FOR THE PURCHASE OF THESE PLANS, THE CUSTOMER AGREES TO THE FOLLOWING: 1) THE PLANS ARE COPYRIGHTED BY ISTOCKHOUSEPLANS LLC AND ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER. 2) NO REVERSE ENGINEERING SHALL BE PERFORMED ON THE PLANS. 3) NO ELECTRONIC FILES WILL BE PROVIDED. 4) ONE SET OF PLANS MAY BE USED TO CONSTRUCT ONE HOUSE. 5) THE PLANS MAY NOT BE LOANED, GIVEN OR RESOLD. 6) ISTOCKHOUSEPLANS LLC SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE CONSTRUCTION, USE OR OCCUPANCY OF A HOUSE FOR WHICH THESE PLANS ARE PURCHASED. 7) ISTOCKHOUSEPLANS LLC SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE USE OF THESE PLANS BY ANY CONTRACTOR EXCEPT THE CONTRACTOR WHO HAS BEEN HIRED BY THE ORIGINAL PURCHASER OF THESE PLANS. 8) THESE PLANS ARE SUBJECT TO LOCAL AMENDMENTS AND MODIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL CODES AND ORDINANCES. 9) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING AND COMPARING ALL DRAWINGS AND VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME. 10) FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. 11) ALL WORK SHALL CONFORM TO THE 2018 IRC AND ALL LOCAL CODES AND ORDINANCES. 12) THE CONTRACTOR SHALL VERIFY ALL NOTES AND DETAILS ON THE PLANS AND SHALL BE RESPONSIBLE FOR THE CORRECT INTERPRETATION THEREOF. 13) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. 14) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFETY DEVICES FOR THE PROTECTION OF PERSONS AND PROPERTY IN, ON AND ABOUT THE JOB SITE AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO ALL EMPLOYEES ON THE JOB SITE AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY. 15) ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. 16) THE CONTRACTOR SHALL REMOVE ALL DEBRIS AND RUBBISH FROM THE PREMISES AS IT ACCUMULATES AND AT THE COMPLETION OF THE WORK. 17) THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY SUPPORT AND BRACING OF ALL PARTS OF THE STRUCTURE AS REQUIRED AND AS TO ENSURE THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION. 18) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING AND PATCHING REQUIRED TO COMPLETE THE WORK AND TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY. 19) THE CONTRACTOR SHALL NOT ENDANGER ANY WORK BY CUTTING, EXCAVATING OR OTHERWISE ALTERING THE WORK AND SHALL NOT CUT OR ALTER THE WORK OF ANY OTHER CONTRACTOR WITHOUT THE CONSENT OF THE DESIGNER. 20) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO ADJACENT PROPERTY CAUSED BY CONSTRUCTION OPERATIONS AND SHALL PROTECT PROPERTY FROM DAMAGE DURING CONSTRUCTION.

©COPYRIGHT 2022 ISTOCKHOUSEPLANS LLC

PLAN# GRUBB 10
NAME UNIT MULTIFAM
SHEET SITE PLAN
DATE 12/15/23
SHEET# 0.2

Received by Sequim staff February 2, 2024