



Basic Project Information	Basic Code information	
Owner: Greg Heil Owner Address: 4323 5 th Ave NW Seattle, WA 98107 Project Address: 4323 5 th Ave NW 98107 Seattle WA 98107 Legal Description: Lot-15 Block-1 Lake Hills Div. No. 23 Lot Size: 3,826.83sf Survey by: Project Description: New house	Codes used: 2009 IRC w/Seattle Amendments 2009 WA State Energy Code Zoning: R 5 Type of Const.: VB Occupancy: R-3 Area allowed: Unlimited Area Actual: New Lower floor: 312sf Upper Floor: 1,140sf Mezz: 752sf Height Allowed: 30' Height Actual: Stories Allowed: 3 Stories Actual: 2	Required Setbacks: Front: 15'-9" Using 'Averaging' Rear: 20'-0" to CL of Alley Sides: 5'-0" Eaves allowed: 18" Footprint: Lot Size: 3,826.83 Alley Area: 487.2sf Footprint Allowed: 35% 4314.03sf = 1509.91sf Actual: 1452sf Snow: 25 # per sq ft Wind: 85 mph Seismic: D2 Frost: 12" Winter design temp: 22 degrees

Notes:

- International Building Code and local codes and regulations supersede any and all drawings and specifications
- All drawings must be checked by the builder prior to construction as to accuracy regarding measurements, spans and dimensions.
- All grades and levels must be established at the job site by the builder prior to construction.
- Do not scale off drawings.

Bridget Smith Consulting
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New House for
Greg Heil
 4323 5th Ave NW, Seattle, WA 98107

Site Plan, Project and Code Info

Rev:

Date:
 4/1/2012

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