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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: Allied Land Surveying Inc. Project Description: New house with garage/workshop and attached greenhouses	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 Main floor House: 540sf Garage/Workshop: 339.67sf 2 Containers: 317.33sf Greenhouses: 185.15sf 2nd Floor Workshop: 339.67sf 2 Containers: 317.33sf Total Main floor: 1197 Total 2 nd floor: 657 Total SF: 2,039.15sf Height Allowed: 30' Height Actual: approx. 18'-6"	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: 1388.23sf (using eave exception) Snow: 25 # psf 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. Do not scale off drawings.
 - All grades and levels must be established at the job site by the builder prior to construction.

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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
A-1