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| Basic Project Information | Basic Code information | |
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| 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: Parcel A That portion of Lots 3&4 Bl 2 Plat of the Thomas Gem Tract Recorded on Vol 7 of Plats Pg 18 Records of K.C. WA See LBA # 3014178 Parcel # 8605900035 Lot Size: 3,826.83sf Survey by: Allied Land Surveying Inc. Project Description: New house with workshop and attached greenhouses | Codes used: 2009 SRC & SBC 2009 WA State Energy Code w/ Seattle Amendments Zoning: R 5 Type of Const.: VB Occupancy: R-3/U Area allowed: Unlimited Area Actual: New Main floor House: 540sf Garage/Workshop: 353.162sf 2 Containers: 317.33sf Greenhouses: 187.285sf Total Main floor: 1397.78 2nd Floor Workshop: 353.162sf 2 Containers: 317.33sf South GH Landing: 45 Total 2 nd floor: 715.49 Total SF: 2,113.272sf 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 (10% max so use 382.68sf) Effective Lot Area: 4209.51sf Footprint Allowed: 1000+(15% 4,209.51sf) = 1,631.43sf Actual: 1,406.78sf (using eave exception) Snow: 25 # psf Wind: 85 mph Seismic: D2 Frost: 12" Winter design temp: 22 degrees |

- Notes:**
- The Seattle Residential Code, Building Code 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.

