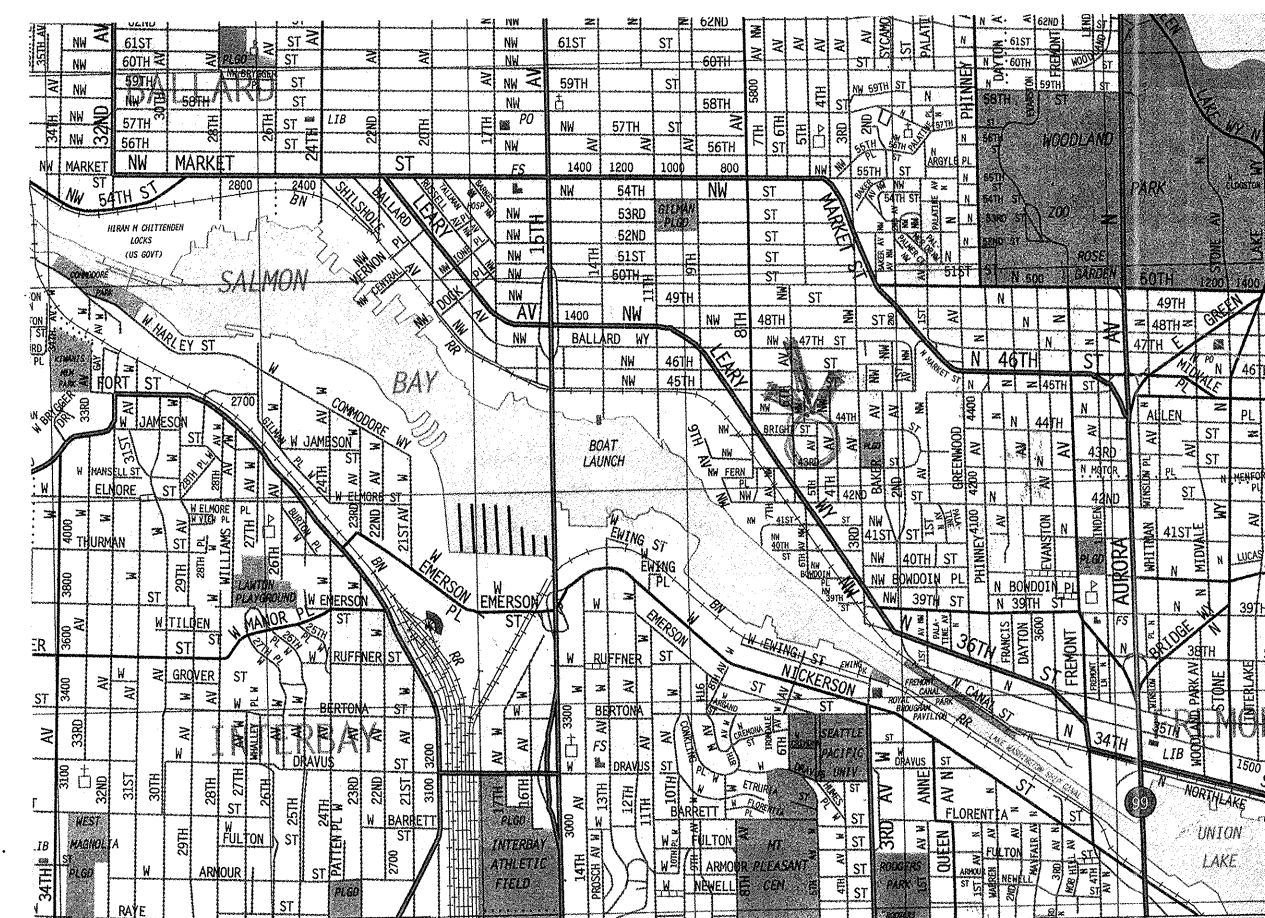


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Basic Project Information	Basic Code information	
<b>Owner:</b> Greg Heil <b>Owner Address:</b> 4323 5 <sup>th</sup> Ave NW Seattle, WA 98107  <b>Project Address:</b> 4323 5 <sup>th</sup> Ave NW 98107 Seattle WA 98107  <b>Legal Description:</b> Parcel A That portion of Lots 3&4 B1 2 Plat of the Thomas Gem Tract Recorded on Vol 7 of Plats Pg 18 Records of K.C. WA See LBA # 3014178  <b>Parcel #</b> 8605900035 <b>Lot Size:</b> 3,826.83sf  <b>Survey by:</b> Allied Land Surveying Inc.  <b>Project Description:</b> New house with workshop and attached greenhouses	<b>Codes used:</b> 2009 SRC & SBC 2009 WA State Energy Code w/ Seattle Amendments  <b>Zoning:</b> R 5 <b>Type of Const.:</b> VB <b>Occupancy:</b> R-3/U  <b>Area allowed:</b> Unlimited <b>Area Actual:</b> New <b>Main floor</b> House: 540sf Garage/Workshop: 353.162sf 2 Containers: 317.33sf Greenhouses: 187.285sf Total Main floor: 1397.78 <b>2<sup>nd</sup> Floor</b> Workshop: 353.162sf 2 Containers: 317.33sf South GH Landing: 45 Total 2 <sup>nd</sup> floor: 715.49 Total SF: 2,113.272sf  <b>Height Allowed:</b> 30' <b>Height Actual:</b> approx. 18'-6"	<b>Stories Allowed:</b> 3 <b>Stories Actual:</b> 2  <b>Required Setbacks:</b> Front: 15'-9" Using 'Averaging' Rear: 20'-0" to CL of Alley Sides: 5'-0" Eaves allowed: 18"  <b>Footprint:</b> 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)  <b>Snow:</b> 25 # psf <b>Wind:</b> 85 mph <b>Seismic:</b> D2 <b>Frost:</b> 12" <b>Winter design temp:</b> 22 degrees <b>Tree Canopy:</b> Lot Size 3,826.83 = 7.65% REQD EXIST 20% CEDAR > 7.65% NO TREES REMOVED

#### 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.



AREA PLAN

**Bridget Smith Consulting**  
 7346 10<sup>th</sup> Ave NW  
 Seattle, WA 98117  
 206-781-8404

**New House for**  
**Greg Heil**  
 4323 5<sup>th</sup> Ave NW, Seattle, WA 98107

## Site Plan, Project and Code Info

Rev: 8/23/13

Date:  
 4/1/2012

**A-1**