

OWNER: ROBERT RICE / CAROLYN LEITH	DESC: STIXRUDS HILLCREST VILLA TRS W 14FT OF 18 & E 1/2 OF 19
ADDRESS: 1054 NE 97TH ST, SEATTLE, WA 98115	PARCEL: 8024200330

1054 HOUSE SITE PLAN

PROJECT:	TITLE:
SIZE:	ARCH D

DWG NO: A1.0

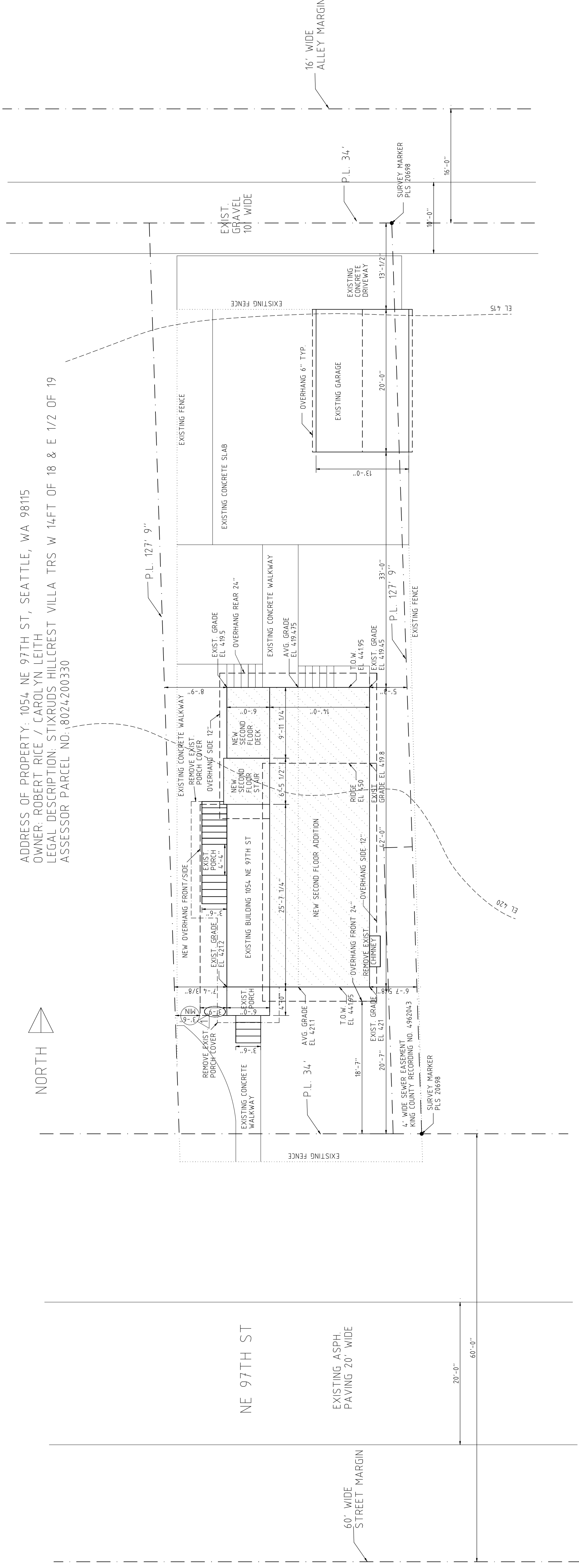
DRAWN: RDR

CHECKED:

DATE: 04/19/2009

SCALE: 1/8" = 1'

ADDRESS OF PROPERTY: 1054 NE 97TH ST, SEATTLE, WA 98115
 OWNER: ROBERT RICE / CAROLYN LEITH
 LEGAL DESCRIPTION: STIXRUDS HILLCREST VILLA TRS W 14FT OF 18 & E 1/2 OF 19
 ASSESSOR PARCEL NO.: 8024200330



LOT COVERAGE

LOT AREA = 4343 SQFT
 EXISTING BUILDING - 42 FT X 20 FT = 840 SQFT
 EXISTING FRONT PORCH - 4 FT X 6 FT = 24 SQFT
 EXISTING SIDE PORCH - 4.3 FT X 3.5 FT = SEE OVERHANGS
 EXISTING CHIMNEY - 4.3 FT X 1.5 FT = REMOVE
 EXISTING GARAGE - 20 FT X 13 FT = 260 SQFT
 STAIRCASE BUMPOUT - 5 FT X 6.5 FT = 32 SQFT
 OVERHANG FRONT - 2 FT X 14 FT = 28 SQFT
 OVERHANG SIDE - 3.75 FT X 29.6 FT = 111 SQFT
 OVERHAND REAR - 2 FT X 20 FT = 40 SQFT

TOTAL COVERAGE = 1306 SQFT, 30.1 PERCENT

HEIGHT CALCULATION

HIGH GRADE = (4212 FT + 421 FT) / 2 = 4211 FT
 LOW GRADE = (4195 FT + 419.45 FT) / 2 = 4194.75 FT
 GRADE DELTA = 1625 FT
 SLOPE = 1625 FT / 42 FT = .0387
 SLOPE BONUS = .0387 x (1 FT / .06) = .645 FT = 7.74 IN
 ALLOWED HEIGHT = 30 FT + 7.74 IN = 30 FT 7 3/4 IN
 ACTUAL HEIGHT = 30 FT 2 3/8 IN

SITE PLAN
 SCALE 1/8" = 1'