

1000000111
(425) 828-4117

TRAILSIDE HOMES
405 NW GILMAN BLVD
SUITE 102
ISSAQUAH, WA 98027

PROJECT:
CITY HEIGHTS- PHASE ONE
CLE ELUM, WA

DATE:
01-25-23
DRAWN BY:
MWJ

SHEET
C1

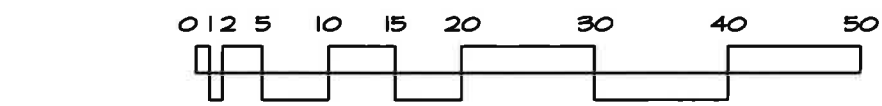
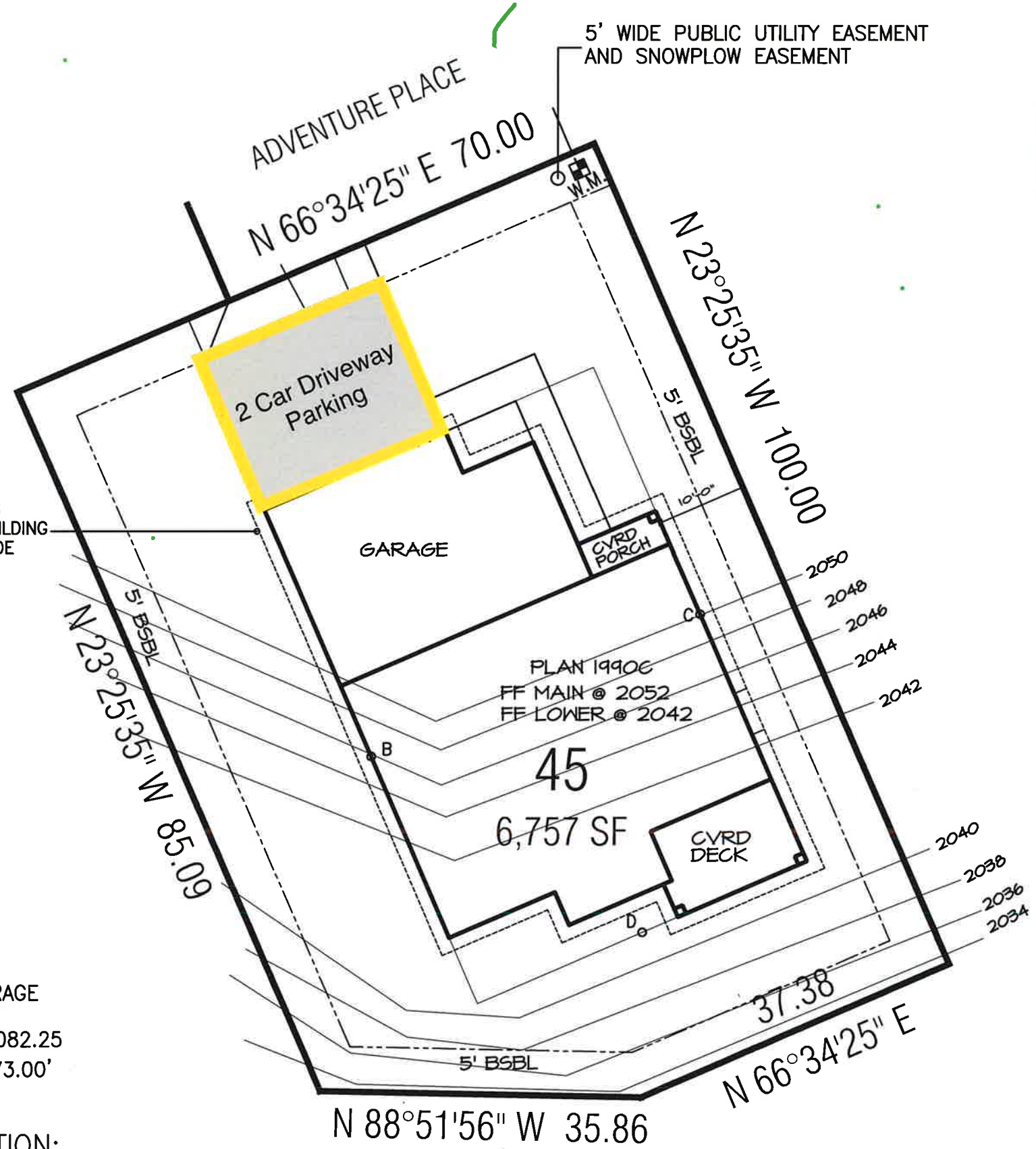


5' WIDE PUBLIC UTILITY EASEMENT
AND SNOWPLOW EASEMENT

1'-6" WIDE ROOF
OVERHANG- ROOF OVERHANGS
ARE NOT ALLOWED IN THE BUILDING
SETBACK AREAS PER CITY CODE

HEIGHT CALCULATION:
MAXIMUM 35'-0" TO ROOF
RIDGE FROM AVERAGE
FINISHED GRADE
A= 2052
B= 2046
C= 2050
D= 2041
TOTAL= 8189/4= 2047.25 AVERAGE
FINISHED GRADE
MAXIMUM BUILDING HEIGHT @ 2082.25
ACTUAL BUILDING HEIGHT @ 2073.00'

LOT COVERAGE CALCULATION:
RESIDENCE
(INCLUDES COVERED PORCHES
AND COVERED PATIOS) 2050 SQFT
DRIVEWAY 490 SQFT
WALKWAY 80 SQFT
TOTAL 2620 SQFT



LOT 45

SCALE: 1"=20'