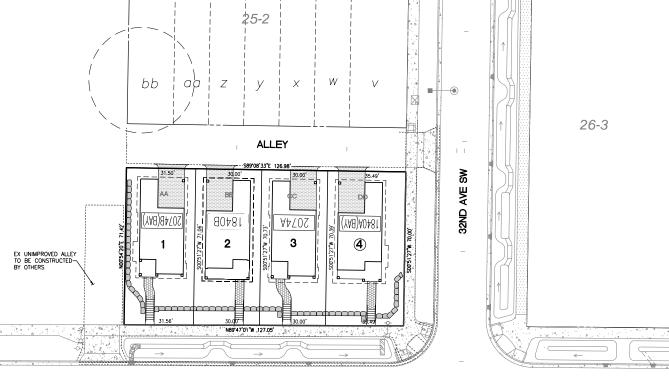


HIGH POINT BLOCK 25-3

COVER SHEET

PTN OF THE NW 1/4 OF THE N/W 1/4 OF SECTION 25, TOWNSHIP 24 N., RANGE 3 E., W.M. CITY OF SEATTLE, KING COUNTY, WASHINGTON



CALL BEFORE YOU DIG

1-800-424-5555

NOTES

- 1. TAX #: 327861-0360, -0370, -0380, -0390
- 2. SITE ADDRESS: 3212, 3208, 3204, AND 3200 SW HOLLY STREET
- 3. SITE AREA: 8,981 S.F. (0,21 AC)
- 5. PROPOSED USE: 4 ALLEY LOADED SINGLE FAMILY HOMES
- 6. ZONING: L-2 (VESTED TO 2008 CODE)
- 7. REQUIRED/PROPOSED MIN. LOT WIDTH: N/A
- 8. REQUIRED/PROPOSED MIN. LOT DEPTH: N/A
- 9. REQUIRED/PROPOSED MIN. UNIT LOT AREA SFU: 600 SF/2,117 SF
- 10 PROPOSED MIN. UNIT LOT WIDTH: 30 FFFT
- 11. REQUIRED AVERAGE UNIT LOT AREA: 2,245 SF
- 12. PROJECT DENSITY: 1 DU/2,287 SF
- 13. REQUIRED MIN. SETBACKS:
 FRONT: 5-20 FEET FRONT: 5-Z0 FEET
 SIDE STREET: 10 FEET
 GARAGE: N/A (SEE ALLEY)
 SIDE: VARIES 5-7 FEET (BASED ON BUILDING HEIGHT)
 REAR: 25 FEET OR 15% OF LOT DEPTH
 (NO LESS THAN 15')-15' REQUIRED FACING FACADES: 15' AVERAGE, 10' MIN
- 14. MAX BASE HEIGHT OF BUILDINGS: 25 FEET, 35 FEET WITH PITCHED ROOFS
- 15. MAX IMPERVIOUS COVERAGE: 55 PERCENT OF PARENT LOT
- 16. PROPOSED IMPERVIOUS COVERAGE: 55 PERCENT (4,944 SF)
- 17. MAX LOT COVERAGE: 40 PERCENT OF PARENT LOT (3.592 SE)
- 18. PROPOSED LOT COVERAGE: 36.2% (3,250 SF)
- 19. SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, INC.

OWNER/DEVELOPER

LENNAR NORTHWEST INC.
33455 6TH AVENUE SOUTH, UNIT 1-B
FEDERAL WAY, WA 98003
PHONE: (253) 590-2200
CONTACT: WILLIAM SACRISTE

ENGINEER/PLANNER/SURVEYOR

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
PHONE: (425) 251-6222
FAX (425) 251-6782
CONTACT: BRYAN SCHWARTZ / IVANA HALVORSEN / BRIAN GILLOOLY

ARCHITECT

STORMWATER ENGINEER AND LANDSCAPE DESIGNER

SVR DESIGN COMPANY 1205 SECOND AVENUE, SUITE 200 SEATILE, WA 98101 PHONE: (206) 223-0326 CONTACT: PGC STAEHELI / VANESSA HOSTETTER, P.E.

GEOTECHNICAL ENGINEER

EARTH SOLUTIONS NW, LLC 1805 136TH PLACE N.E., SUITE 201 BELLEVUE, WA 98005

CONTRACTOR NOTES:

LEGAL DESCRIPTION:

LOT 25-3, BLOCK 25, PLAT OF HIGH POINT COMMUNITY, RECORDED IN VOLUME 221 OF PLATS, PAGES 4-35 $\,$

CONSISTING OF UNIT LOTS AA – DD OF CITY OF SEATILE LBA NO. 3016646 RECORDING NO. 20140618900015, RECORDS OF KING COUNTY WASHINGTON

SCHEDULE AND ATTEND PRE-CONSTRUCTION MEETING WITH CITY OFFICIALS.

2. FLAG ALL CLEARING AND GRADING LIMITS FOR PROJECT AS SHOWN ON THE PLANS.

6. PROTECT ALL PROPERTIES ADJACENT TO THE PROJECT FROM SEDIMENT DEPOSITION

8. WHEREVER CONSTRUCTION VEHICLES ACCESS ROUTE CROSSES PAVED ROADS, CARE MUST BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) ONTO THE PAYED ROAD. IF SEDIMENT IS TRANSPORTED ONTO PAYED SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY.

ALL DISTURBED AREAS AND EXISTING DITCHES WHICH HAVE BEEN EFFECTED BY GRADING OPERATION SHALL BE HYDROSEEDED UPON COMPLETION OF GRADING ACTIVITIES IN ACCORDANCE WITH EROSION AND SEDIMENTATION CONTROL NOTES.

13. MAINTAIN E.S.C. FACILITIES UNTIL ALL RISK OF EROSION/SEDIMETATION DRAINAGE HAS PASSED AND PERMANENT STORM DRAINAGE SYSTEM IS INSTALLED AND FUNCTIONAL. DO NOT CONVEY SEDIMENT—LADEN WATER INTO STORM DRAINAGE SYSTEM. TEMPORARY EROSION & SEDIMENTATION CONTROL FACILITIES TO BE REMOVED BY THE BUILDING PERMITEE ONLY UPON FINAL SITE STABILIZATION & APPROVAL FROM CITY OFFICIAL.

CONTINUOUS MAINTENANCE AND UPGRADE OF T.E.S.C. MEASURES INCLUDING DUST CONTROL SHALL BE PROVIDED AFTER FILL OPERATIONS COMPLETED.

12. CLEAN STORM DRAINAGE SYSTEM, AFTER SITE IS STABILIZED.
DO NOT FLUSH SILT AND SEDIMENTS INTO THE DOWNSTREAM SYSTEM.

PARCEL NUMBER 327861-0360, 327861-0370, 327861-0380, 327861-0390

CONSTRUCTION SEQUENCE:

5. BEGIN CLEARING AND GRADING ACTIVITIES.

11. STABILIZE/HYDROSEED EXPOSED AREAS.

3. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE. 4. INSTALL TEMPORARY FILTER FABRIC FENCE AS SHOWN ON PLANS.

7. NO RUNOFF IS TO LEAVE SITE WITHOUT TREATMENT.

- CONTRACTOR SHALL OBTAIN A SIDE SEWER PERMIT FOR TEMPORARY DEWATERING, IF REQUIRED.
- CONTRACTOR SHALL WORK WITH CITY INSPECTOR FOR ROAD RESTORATION APPROVAL.

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES PUBLIC LAND SURVEY OFFICE 1111 WASHINGTON STREET S.E.

P.O. BOX 47060 OLYMPIA. WASHINGTON 98504-7060

LIPON COMPLETION OF CONSTRUCTION ALL MONUMENTS DISPLACED REMOVED OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

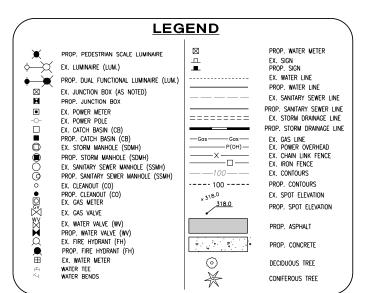
UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION VICINITIES AND SURVEYING THE POPULATION OF SERVICES LOCATION PRIOR IN CONSTRUCTION.

THIS SHALL INCLUDE CALLING UTILITY LOCATE © 1-800-424-5555 AND THEN POTHOLING

ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY

VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH



INDEX TO SHEETS:

CITY OF SEATTLE COVER SHEET

 CMUL PLANS
 - BARGHAUSEN CONSULTING ENGINEERS, INC.

 1
 0.6
 7
 7 COVER SHEET

 2
 0.6
 7.0
 CIVIL SITE PLAN

 3
 0.6
 7.0
 TESC PLAN

 4
 0.6
 7.0
 GRADING PLAN

 5
 0.6
 7.0
 TUTILITY PLAN

 6
 0.6
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 TEATALS

 7
 0.6
 1.0
 LIGHTING AND SIGNAGE PLAN

STATE OF THE PARTY CONST.

25

BLOCK

POINT]

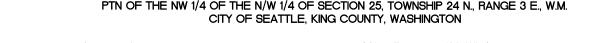
<u>Т</u>

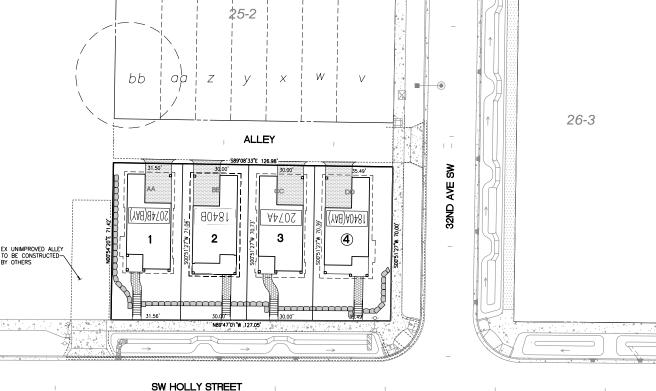
LENNAR NORTHWEST INC. 155 6TH AVENUE SOUTH, UNIT 1-FEDERAL WAY, WA 98003 (253) 590-2200

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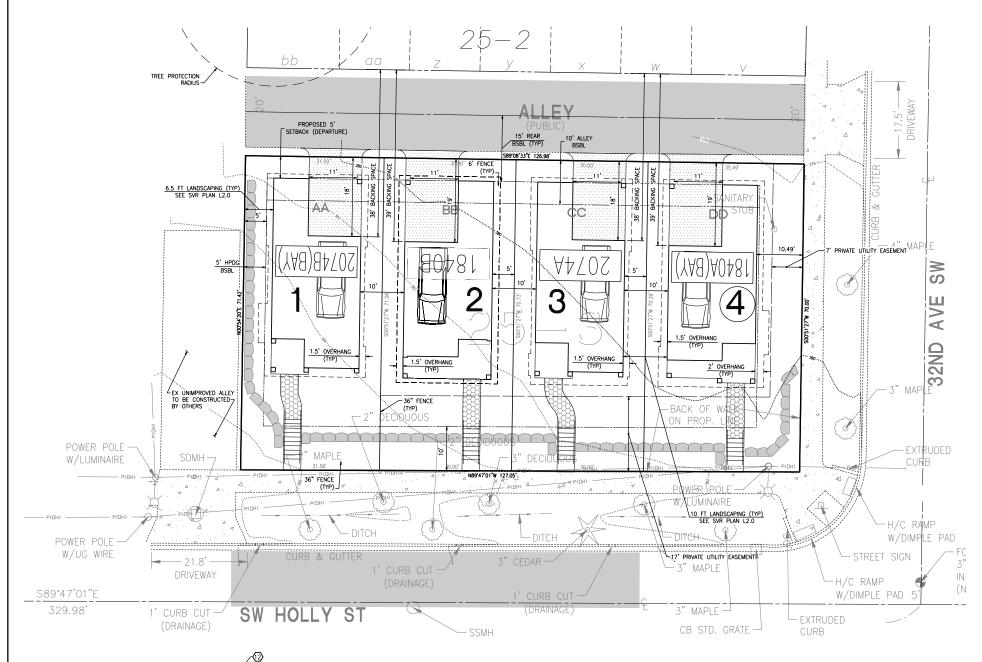


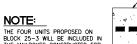


CIVIL SITE PLAN

HIGH POINT BLOCK 25-3

PTN OF THE NW 1/4 OF THE N/W 1/4 OF SECTION 25, TOWNSHIP 24 N., RANGE 3 E., W.M. CITY OF SEATTLE, KING COUNTY, WASHINGTON





UNIT #

TOTALS

ADDRESS

MAILBOX LOCATIONS

MALEOX LOCATION S
SYMBOL INDICATES LOCATION AND
SIZE FOR MAILBOX MOUNTING UNIT.
LOCATIONS ARE SHOWN ON THIS
SHEET. THE DETAIL IS ON SHEET 8.
HESS LOCATIONS HAVE BEET
REVEWED AND APPROVED BY THE
SEATILE POSTMASTER. CONTRACTOR
SHALL RE-VERIFY WITH THE
POSTMASTER AT THE TIME OF
CONSTRUCTION.

APPROVED BY:

SURVEY INFORMATION LOT INFORMATION TABLE

AREA (S.F.)

8,981 SF 0.21 AC.

2,246 SF 2,127 SF 2,117 SF 2,491 SF

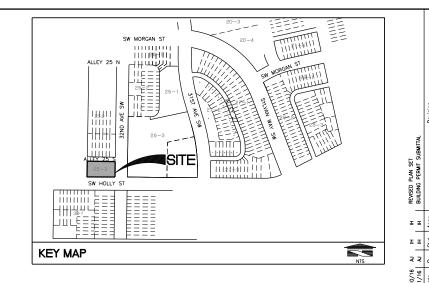
VERTICAL DATUM: NET THIS SITE IS CITY OF SEATILE DATUM (REFER TO SEATTLE 1993-1994 JAMPS LEVELS) CITY BENCHMARK NO. CTU24049. CHISELLED SOUARE AT CENTER OF SEAM 5 WEST OF INTERSECTION OF BACK OF CONCRETE WALKS AT NORTHWEST CONNER OF 35TH AVERNUE SOUTHWEST AND SOUTHWEST RAYMOND STREET. ELEVATION = 359.25° CITY OF SEATTLE DATUM, FIELD BOOK NO. 2875. PAGE 9. AN EQUIVELANT NAVORB ELEVATION IS +9.96° OR AN ELEVATION OF 369.21°.

SURVEYORS NOTES:

1. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED FOR THIS SURVEY. ONLY ABOVE GROUND VISIBLE FEATURES HAVE BEEN SHOWN.

LEGEND

SETBACK LINE	
EX LOT LINE	
BLA LOT LINE	
PROPOSED ASPHALT	
PROPOSED CONCRETE	



HIGH POINT 1 D

SITE PLAN FOR

25-

BLOCK

GENNAR NORTHWEST INC.
33455 6TH AVENUE SOUTH, UNIT 1-FEDERAL WAY, WA 98003
(253) 590-2200







SOLID STATE AREA LIGHTING

DSAP SERIES-LED

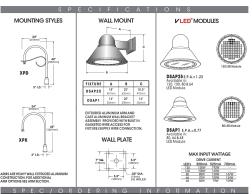
SPECIFICATIONS



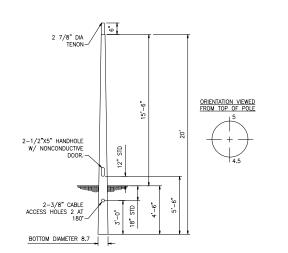


		UL Listed for well formed to the section	USA	20150
S. Architectural Lighting	680 West Avenue O, Formdole, CA 93651 Prome (661) 235-2000 Fox (661) 235-2001 vensus@g.6011		U.S. AR	CHITECTURA

DSAP SERIES - LED



ARM OPTIONS SEE ARM			, 0	(4) H0	DLE8	48 59W	79W 109W
S P E	C / O F		RII	N G		MAT	ION
LUMINAIRE	OPTICS	e of LED's D	RIVE CURRENT C	COLOR VOLTAGE	MOUNTING	FINISH	OPTIONS
LUMINAIRE	OPTICS		LED		MOUNTING	FINISH	OPTIONS
LUMINAIRE	IES DISTRIBUTION TYPE	# of LED's	DRIVE CURRENT	COLOR	ARM MOUNT	STANDARD TEXTURED FINISH	
☐ DSAP1	U VLED - II	DSAP1	☐ 700mA	NW (4000K)	□xbo 🕒 □xbx 🕒	BLACK RAL-9005-T	HOUSE SIDE SHELDED SEFLECTOR PRISMS HS-VLED
☐ DSAP25	UVLED - III	☐ 64LED ¹	☐ 525mA	☐ CW (5000K) ☐ WW (3000K)	□1 ←	□ WHTE RAL-9003-T	PHOTO CELL + VOLTAGE (SXMM2: PC120) PG+V
	ULED - IV	DSAP25	☐ 350mA	OTHER IZO COLORS AUGUSTES COMMUTE FACTORY	WALLMOUNT	GREY RAL-7004-T	TWIST LOCK PHOTO CBLVOLTAGE (EXAMPLE TPC1207) TPC+V
	ULED - VSQ .	☐ 120LED ¹		VOLTAGE	□ wм	DARK BRONZE RAL-8019-T	THIST LOCK
		□ 100LED		□ 120 □ 208		GREEN RAL-6005-T	SINGLE RUSE (1207., 2774)\$F
		☐64LED		240 277		FOR SMOOTH FINISH	DOUBLE FUSE (200V., 240V)
		NOTE: 1 - NOT ANA	807E: □ 347 1 - 907 AAALASEE IN 750MA □ 480			REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9500-5)	
					SEE USALTS, COM FOR ADDITIONAL ARM STYLES	SEE USALTIS COM FOR ADDITIONAL COLORS	
U.S. Architectu	ral Lighting Re	Med Assessue-O, Fo to (961) 233-2080	Brussle, CA 93551 Fox (561) 233-2001			U.S.	ARCHITECTURAL

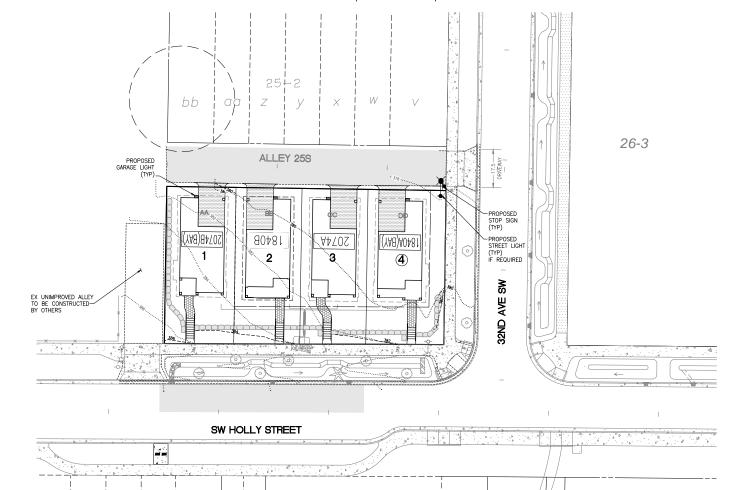


STREET LIGHT SPECIFICATIONS

HIGH POINT BLOCK 25-3

LIGHTING AND SIGNAGE PLAN

PTN OF THE NW 1/4 OF THE N/W 1/4 OF SECTION 25, TOWNSHIP 24 N., RANGE 3 E., W.M. CITY OF SEATTLE, KING COUNTY, WASHINGTON



33-1



STOP SIGN

1 D OFF 33455 6TH AVENUE SOUTH, UNIT 1-FEDERAL WAY, WA 98003 (253) 590-2200

25-3

HIGH POINT BLOCK

LIGHTING AND SIGNAGE PLAN



16045

NOT TO SCALE

LEGEND

STREET LIGHT
(U.S. ARCHITECTURAL LIGHTING
FIXTURE DSAP1 SEE DETAIL
THIS SHEET FOR
SPECIFICATIONS. POLE TO
MATCH FIXTURE. TO BE
SELECTED BY OWNER

GARAGE LIGHT
(GARAGE LIGHTS TO MATCH
ARCHITECTURE AND TO BE
SELECTED BY OWNER)

U	nit lot e	BOUNDARY ADJUST	MENT NUMBER 3016646
		LENNAR NORTHWEST INC.	CONTACT PERSON:
		12815 CANYON RD. E SUITE F	NAME: IVANA HALVORSEN
		PUYALLUP, WA 98373	ADDRESS: 18215 72ND AVE. S
	ODANITEE	CITY OF SEATTLE	- CITY, STATE, ZIP: KENT, WA 98032
	GRANTEE:	KING COUNTY, WASHINGTON	PHONE: (425) 251-6222
	UNIT LOTS LOT 3	Time Cooling, Wildington	FAX: (425) 251-8782
	A THRU G 25	HIGH POINT COMMUNITY 221 4-3	55E_MAIL: IHALVORSEN@BARGHAUSEN.COM
	LOTS BLOCK	SUBDIVISION VOL. PO	
	SECTION 25	TOWNSHIP 24 N. RANGE 3 E.	
	FOR COMPLETE OF	RIGINAL LEGAL DESCRIPTIONS, SEE	PAGE 1 OF 4
		EW LEGAL DESCRIPTIONS, SEE PAGE	
		PERTY TAX PARCEL/ACCOUNT #: S	EE PAGE 1 OF 4
	DECLARATION:	ERS FOR RELATED PROJECTS:	
	We the undersigned	owner(s) in fee simple [and contract	purchaser(s)] of the land herein described do hereby
	make a UNIT LOT BOUNDARY ADJUSTME	BOUNDARY ADJUSTMENT thereof pursuar NT to be the graphic representation of se consent and in accordance with the d	nt to RCW 58.17.040(6) and declare this UNIT LOT same, and that said UNIT LOT BOUNDARY ADJUSTMENT
	In Witness whereof w	re have set our hands and seals.	
	O.C.	2006	
	NAME LENNAR NORTHWEST.	INC. William Sacriste ED LIABILITY COMPANY	
	A WASHINGTON LIMITE	D LIABILITY COMPANY	
	STATE OF Washing	her-	
	STATE OF . COMPTON	J. 47) ss.	
	County of\Ling		
	described in and wh	o executed the within and foregoing inst	これられた。 to me known to be the individual rument and acknowledged that (例)he signed the same to be his/her free and voluntary act and deed, for
	GIVEN under my han	d and official seal this 24th day of	0. 12
	//		rpm (20) 4
	PRINT NAME: VA	Ativ. A. Nedean. In for the State of Washington Lene Way	O NOTARY ALL
	Commission Expires		OS-MASHINGHIN
	APPROVAL		Semmon"
	CITY (OF SEATTLE	
	DEPARTMENT OF	F PLANNING AND DEVELOPMENT	Ī
		MURA, DIRECTOR	
	SMC CHAPTER		
	Formation of the contract of t	ved this 12 TH day of June	2014
	Examined and approv	ved this i.e. , day or , 0.000 000	, 20 ()
	- Long	LUA ODAN	
	for Director of Plann	ing and Development	
			by the Director of the Department of Planning and
	Development under	Chapter 23.28 of the Seattle Municip ther applicable legislation or regulations.	by the Director of the Department of Planning and all Code, as amended, is not to be construed as
	satisfaction of any c	and applicable legislation of regulations.	
	KING COUNTY	DEPARTMENT OF ASSESSMEN	TS
	Examined and approv	ved this . 18th day of JUNE	20 14
		\bigcap	
	Lloyd H	ara (llh)	al pen
	Assessor	Deputy Assessor	· O(
	y m for to be Military		
		1 AN AN AN AN AN AN AN	
			LAND SURVEYOR'S CERTIFICATE
2	014061890	0015, 20,	THIS UNIT LOT BOUNDARY ADJUSTMENT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE
CI	TY OF SEATTL BLAM	153.00 PG 177 INC.	WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LENNAR NORTHWEST, INO. IN OCTOBER, 2013.
96			REGUEST OF ELIMINAL MORTHWEST, INC. IN OUTOBER, 2013.
KII	TY OF SEATTL BLAM GE-001 OF 004 VOL 311 718/2014 14:24 NG COUNTY, WA	inc.	
VII	71872014 14:24 NG COUNTY, WA	1 64	
KII	718/2014 14:24 G COUNTY, WA	Jonar Selber	1/2 / 4/23/14
KII	Y18/2614 14:24 VOL 311 IG COUNTY, WA	SUPT. OF RECORDS	

LEGAL DESCRIPTION:
UNITS A THROUGH G OF LOT 3, BLOCK 25, PLAT OF HIGH POINT COMMUNITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME=221 OF PLATS, AT PAGES 4 THROUGH 35, RECORDS OF KING
COUNTY, MASHINGTON.

BASIS OF BEARINGS:
BASIS OF BEARING FOR THIS SURVEY IS THE PLAT OF HIGH POINT COMMUNITY, RECORDED IN VOLUME 221 OF PLATS, PAGES 4-35.

VERTICAL DATUM:
VERTICAL DATUM FOR THIS SITE IS CITY OF SEATILE DATUM (REFER TO SEATILE 1993—1994 JAMPS LEVELS) CITY BENCHMARK NO. CTU24049. CHISELED SQUARE AT CENTER OF SEAM 5' WEST OF INTERSECTION OF BACK OF CONCRETE WALKS AT NORTHWEST CORNER OF 35TH AVENUE SOUTHWEST AND SOUTHWEST RAYMOND STREET. ELEVATION = 359.25' CITY OF SEATILE DATUM, FIELD BOOK NO. 2875L, PAGE 9. AN EQUIVALENT NAVDB8 ELEVATION IS +9.96' OR AN ELEVATION OF 369.21'.

Surveyors notes:
1. Underground utilities have not been located for this survey, only above ground visible features have been shown. ASSESSOR'S PARCEL NUMBERS: 327861-0360, 0370, 0380, 0390, 0400, 0410 & 0420.

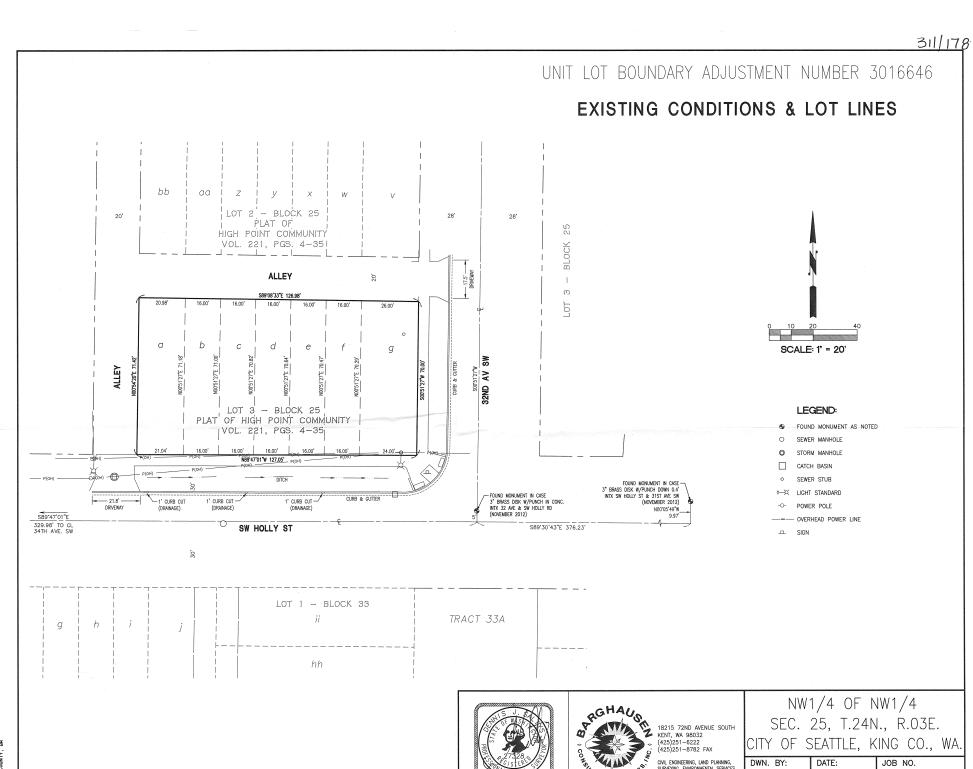
REFERENCE SURVEY:
1. PLAT OF HIGH POINT COMMUNITY, RECORDED IN VOLUME 221 OF PLATS, PAGES 4-35.





NW1/4 OF NW1/4 SEC. 25, T.24N., R.03E. CITY OF SEATTLE, KING CO., WA.

DWN.	BY:	DATE: 10/22/13	JOB NO. 16045	
CHK.	BY:	SCALE:	SHEET 1 OF 4	









			_
DWN. BY:	DATE:	JOB NO.	1
KMA	10/22/13	16045	
CHK. BY:	SCALE:	SHEET	7
DJS	1" = 20'	₂ OF ₄	ı

311/179 UNIT LOT BOUNDARY ADJUSTMENT NUMBER 3016646 **NEW UNIT LOT LINES** aa LOT 2 - BLOCK 25 PLAT OF HIGH POINT COMMUNITY VOL. 221, PGS. 4-35 20' 28' ALLEY SCALE: 1" = 20' FOUND MONUMENT IN CASE
3" BRASS DISK W/PUNCH IN CONC.
INTX 32 AVE & SW HOLLY RD
(NOVEMBER 2012) S89'47'01"E 329.98' TO CL 34TH AVE. SW SW HOLLY ST LOT 1 - BLOCK 33 TRACT 33A NW1/4 OF NW1/4 SEC. 25, T.24N., R.03E. CITY OF SEATTLE, KING CO., WA. SCALE: 1" = 20' SHEET



UNIT LOT BOUNDARY ADJUSTMENT NUMBER 3016646

REVISED LEGAL DESCRIPTIONS:

LOT 3, BLOCK 25, PLAT OF HIGH POINT COMMUNITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 221 OF PLATS, AT PAGES 4 THROUGH 35, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THE EAST 95.49 FEET;

RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, PLAT OF HIGH POINT ADDITION, VOLUME 31 OF PLATS, PAGE 35, AND IN SUPPLEMENTAL PLAT, VOLUME 32 OF PLATS, PAGE 23.

PAGE 23.
RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, PLAT OF HIGH POINT COMMUNITY, VOLUME 221, PAGES 4-35.

TERMS AND PROVISIONS IN "DECLARATION OF TRUST, RECORDING NO. 9006049972.
TERMS AND PROVISIONS IN "PROPERTY USE AND DEVELOPMENT AGREEMENT, RECORDING NO. 20030617002439.
COMENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, RECORDING NO. 20030926000091.

TERMS AND PROVISIONS IN "MEMORANDUM OF RESTRICTIVE COVENANTS [HIGH POINT NATURAL DRAINAGE LANDSCAPE, OPEN SPACE, AND RIGHTS OF WAY ASSOCIATION]", RECORDING NO. 20070626000773.

TERMS AND PROVISIONS IN "MEMORANDUM OF RESTRICTIVE COVENANTS [HIGH POINT HOMEOWNERS ASSOCIATION], RECORDING NO. 20070626000774.

COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, RECORDING NO. 20051021002570.

DOCUMENTS DECLARING MODIFICATIONS THEREOF, 20070503001431, 20070719002166 AND 20120203002216. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, RECORDING NO.

2000013001506.
DOCUMENTS DECLARING MODIFICATIONS THEREOF, 20051104001071, 20070503001432, 20071002001847, 20071015001951, 20071206001236, 20080108001540, 20090413002271, 20101026000989

TERIS AND PROVISIONS "COVENANT RUNNING WITH THE LAND AND ACKNOWLEDGEMENT AND ACCEPTANCE OF RISK, DUTY TO PERFORM, NEED FOR INSURANCE, INDEMNITY AND WAVER, RECORDING NO. 20060224001874.

THE WEST 30.00 FEET OF THE EAST 95.49 FEET OF LOT 3, BLOCK 25, PLAT OF HIGH POINT COMMUNITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 221 OF PLATS, AT PAGES 4
THROUGH 35, RECORDES OF MINE CRIMINAL WASHINGTON

SUBJECT TO:
RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, PLAT OF HIGH POINT ADDITION, VOLUME 31 OF PLATS, PAGE 35, AND IN SUPPLEMENTAL PLAT, VOLUME 32 OF PLATS,
PAGE 23.
RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, PLAT OF HIGH POINT COMMUNITY, VOLUME 221, PAGES 4–35.
TERISE AND PROVISIONS IN PECLEARISTON OF TRUST, RECORDING NO. 900640972.
TERISE AND PROVISIONS IN PROPERTY USE AND DEPLICATIONAL ASSESSMENT, RECORDING NO. 20030617002439.
COMEMINS, CONDITIONS, RESTRICTIONS MANI/OR INSENSETY, RECORDING NO. 20030617002439.
COMEMINS, CONDITIONS, RESTRICTIONS MANI/OR INSENSETY, RECORDING NO. 20040413001569.
DOCUMENTS CONDITIONS, RESTRICTIONS HEREOF, 2005040010483, 200511040011072, 20060417002929, 20070125000425, 20070460000550, 20070709001376, 20071266001225, 20086604000295, 20170105000388, 2011046000175 AND 201105400401582.

2010102800888, 20110468000175 ADD 201005001952.
ETRICK ADD ROSENS IN DERMACE CHAIR AT OF HICH PORT COMMUNITY, RECORDING NO. 20040413001570.
TERICK AND PROVINCEN IN "MEMORY DER RESTAUSE OF RESTAUD FOR HICH PORT COMMUNITY, RECORDING NO. 20070518001020.
SAUD INSTRUMENT HOUSE OF RESTAUT AND ETERICS CHAIR DESCRIPTION FOR THE PORT COMMUNITY, RECORDING NO. 20070518001020.
SAUD INSTRUMENT BOURDES AND RESTAUT AND ETERICS CHAIR DESCRIPTION FOR HICK PROVINCE NO. 2004070518001020.

EASEMENT TO PUGET SOUND ENERGY, RECORDING NO. 20040902000939.
TERMS AND PROVISIONS IN TMEMORANDUM OF RESTRICTIVE COVENANTS [HIGH POINT NATURAL DRAINAGE LANDSCAPE, OPEN SPACE, AND RIGHTS OF WAY ASSOCIATION), RECORDING NO.

20070626000773.

TERMS AND PROVISIONS IN "MEMORANDUM OF RESTRICTIVE COVENANTS [HIGH POINT HOMEOWNERS ASSOCIATION], RECORDING NO. 20070626000774.

COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, RECORDING NO. 20051021002570.

DOCUMENTS DECLARING MODIFICATIONS THEREOF, 20070503001431, 20070719802165 AND 20120203002216. COVEMANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, RECORDING NO. 20040413001568.

DOCUMENTS DECLARING MODIFICATIONS THEREOF, 200710503001431, 20070719802165 AND 20120203002216. COVEMANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, RECORDING NO. 20040413001564.

DOCUMENTS DECLARING MODIFICATIONS THEREOF, 20051104001071, 20070693001432, 20071002001847, 2007105001951, 20071206001236, 20080188001540, 20090413002271, 20101026000899 AND 201105404013561.

TERMS AND PROVISIONS "COVENANT RUNNING WITH THE LAND AND ACKNOWLEDGEMENT AND ACCEPTANCE OF RISK, DUTY TO PERFORM, NEED FOR INSURANCE, INDEMNITY AND WAVER, RECORDING NO. 2006/2024/01/274

THE WEST 30.00 FEET OF THE EAST 65.49 FEET OF LOT 3, BLOCK 25, PLAT OF HIGH POINT COMMUNITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 221 OF PLATS, AT PAGES 4
THERICAL 35, REPORTES OF KING COUNTY WASHINGTON.

RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, PLAT OF HIGH POINT ADDITION, VOLUME 31 OF PLATS, PAGE 35, AND IN SUPPLEMENTAL PLAT, VOLUME 32 OF PLATS, PAGE 23.

PAGE 23.

RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, PLAT OF HIGH POINT COMMUNITY, VOLUME 221, PAGES 4-35.

TERMS AND PROVISIONS IN "DECLARATION OF TRUST", RECORDING NO. 9006040972.
TERMS AND PROVISIONS IN "PROPERTY USE AND DEVELOPMENT AGREEMENT", RECORDING NO. 20030617002439.
COMENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, RECORDING NO. 20030926000091.

COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, RECORDING NO. 20040413001569.

TERMS AND PROVISIONS IN "HEMOGRAPHUM OF RESTRICTIVE COVENANTS [HIGH POINT NATURAL DRAINAGE LANDSCAPE, OPEN SPACE, AND RIGHTS OF WAY ASSOCIATION]", RECORDING NO. 2007/06/260000773.

TERMS AND PROVISIONS IN "MEMORANDUM OF RESTRICTIVE COVENANTS [HIGH POINT HOMEOWNERS ASSOCIATION], RECORDING NO. 20070626000774.

COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, RECORDING NO. 20051021002570.

DOCUMENTS DECLARING MODIFICATIONS THEREOF, 20070503001431, 20070719002166 AND 20120203002216. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, RECORDING NO.

DOCUMENTS DECLARING MODIFICATIONS THEREOF, 20051104001071, 20070503001432, 20071002001847, 20071015001951, 20071206001236, 20080108001540, 20090413002271, 20101026000989 THIS AND PROVISIONS "COVENANT RUNNING WITH THE LAND AND ACKNOWLEDGEMENT AND ACCEPTANCE OF RISK, DUTY TO PERFORM, NEED FOR INSURANCE, INDEMNITY AND WAVER, RECORDING NO. 2006/02/24/01874.

THE EAST 35.49 FEET OF LOT 3, BLOCK 25, PLAT OF HIGH POINT COMMUNITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 221 OF PLATS, AT PAGES 4 THROUGH 35, RECORDS OF KING COUNTY, WASHINGTON.

SUBJECT TO:
RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, ESSEMENTS AND PROVISIONS, PLAT OF HIGH POINT ADDITION, VOLUME 31 OF PLATS, PAGE 35, AND IN SUPPLEMENTAL PLAT, VOLUME 32 OF PLATS, PAGE 27, RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, ESSEMENTS AND PROVISIONS, PLAT OF HIGH POINT COMMUNITY, VOLUME 221, PAGES 4–35.
TERMS AND PROVISIONS IN "DECLARATION OF TRUSTS, RECORDING NO. 0006040972.
TERMS AND PROVISIONS IN "PROPERTY USE AND DESCLOPMENT ASSEMBLENT, RECORDING NO. 20030617002439.
CONCHAINTS, CONDITIONS, RESTRICTIONS MAYOR PESSIANTS, RECORDING NO. 2003062000091.
CONCHAINTS, CONDITIONS, RESTRICTIONS MAYOR PESSIANTS, RECORDING NO. 20040413001569.
DOCUMENTS DECLARATE DESCLOPED THEORY. PROPERTY OF THE PROP

20101026000888, 20110406000175 AND 20110560401562.
TERISC AND PROVISIONS IN "PORMADE CONSUMENT FOR PLAY OF HIGH POINT COMMUNITY, RECORDING ND. 20040413001570.
TERISC AND PROVISIONS IN "MEMBED AND RESINTED DESIGN GUIDELINES FOR HIGH POINT COMMUNITY, RECORDING ND. 20070518001020.
SAD INSTRUMENT MEMBERS AND RESINTED THE DESIGN GUIDELINES FOR PRICE ND. 2007040500 ND. 200404130010.

EASEMENT TO PUGET SOUND ENERGY, RECORDING NO. 20040902000939.

TERUS AND PROVISIONS IN "MEMORANDUM OF RESTRICTIVE COVENANTS (HIGH POINT NATURAL DRAINAGE LANDSCAPE, OPEN SPACE, AND RIGHTS OF WAY ASSOCIATION)", RECORDING NO. 2007/0606000773.

TERMS AND PROVISIONS IN "MEMORANDUM OF RESTRICTIVE COVENANTS [HIGH POINT HOMEOWNERS ASSOCIATION], RECORDING NO. 20070626000774.

CONEMATIS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, RECORDING NO. 20051021002570.

DOCUMENTS DECLARING MODIFICATIONS THEREOF, 20070503001431, 20070719002166 AND 20120203002216. COMPANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, RECORDING NO.

DOCUMENTS DECLARING MODIFICATIONS THEREOF, 20051104001071, 20070503001432, 20071002001847, 20071015001951, 20071206001236, 20080108001540, 20090413002271, 20101026000989 TERMS AND PROVISIONS "COVENANT RUNNING WITH THE LAND AND ACKNOWLEDGEMENT AND ACCEPTANCE OF RISK, DUTY TO PERFORM, NEED FOR INSURANCE, INDEMNITY AND WAVER", RECORDING NO. 2006/2022/001874.



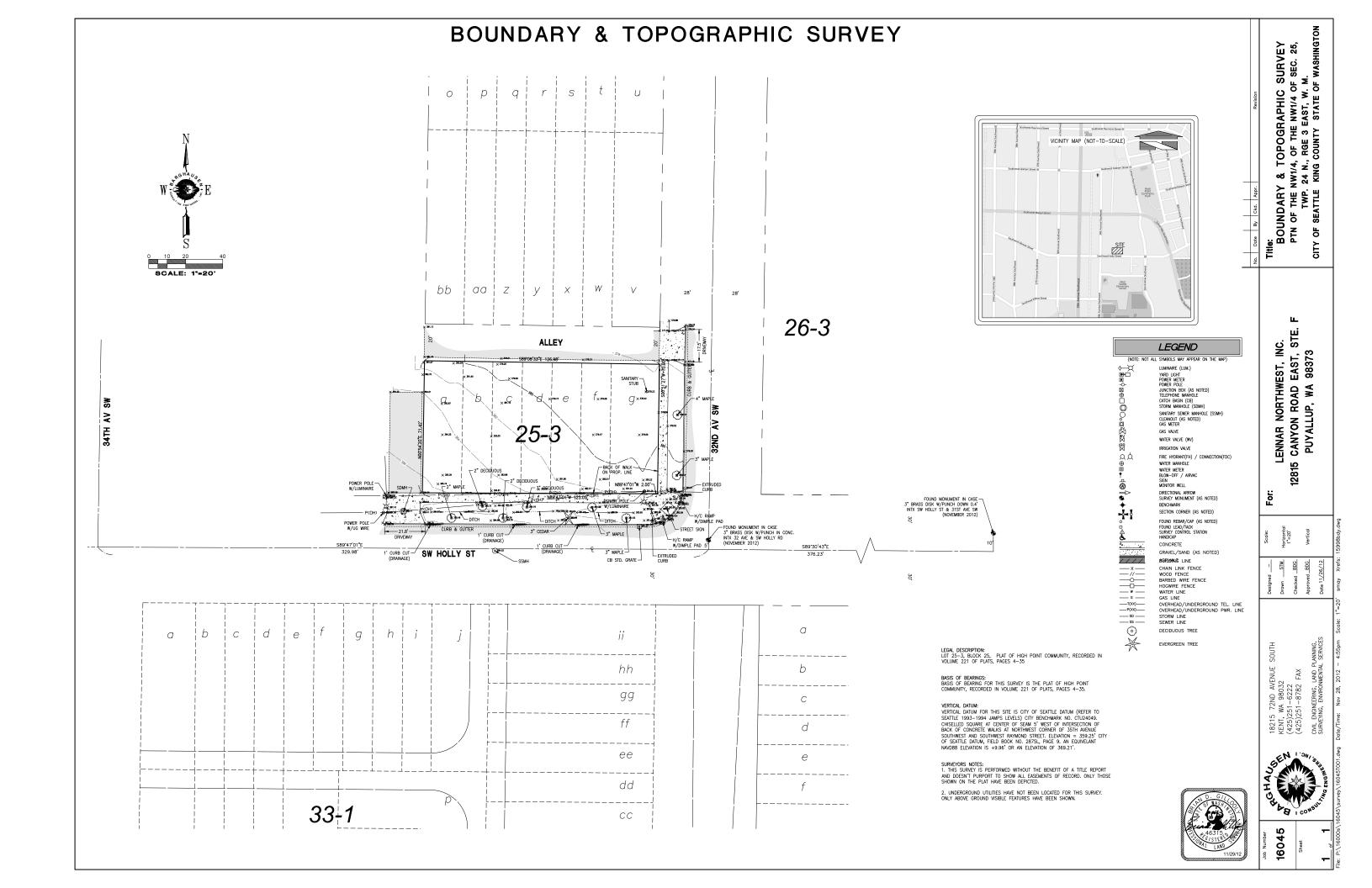


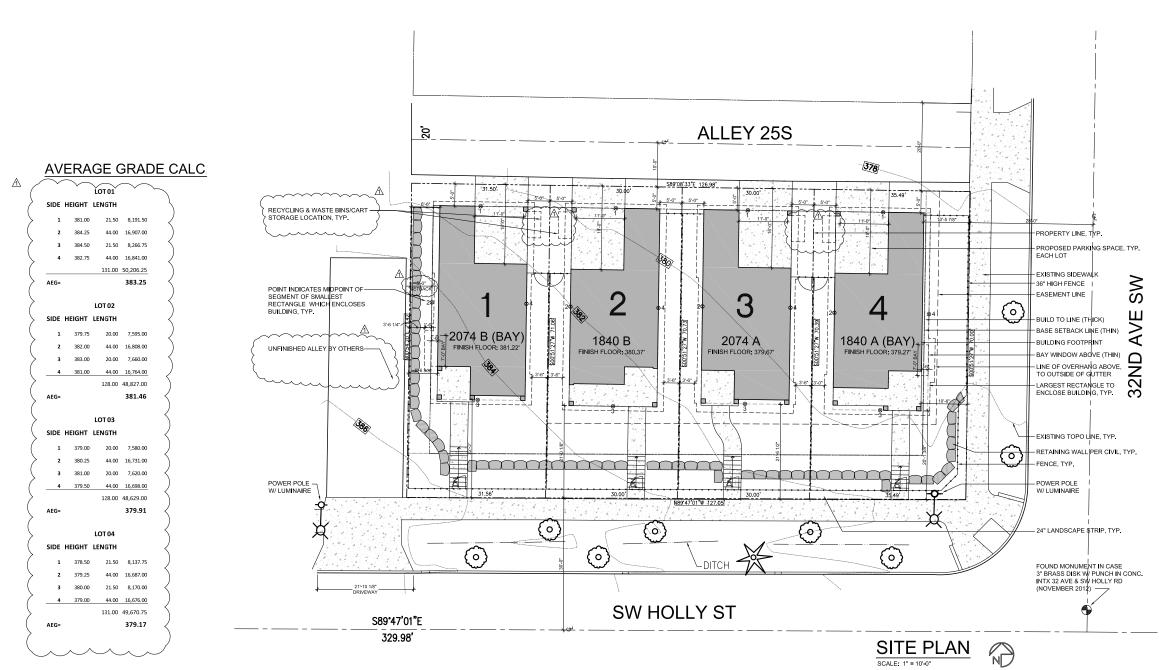
SEC. 25, T.24N., R.03E. CITY OF SEATTLE, KING CO., WA.

DWN. E		DATE:	JOB NO.	
	KMA	10/22/13		16045
CHK. E	BY:	SCALE:	SHEET	_
	DJS	N/A	₄ O	F 4

NW1/4 OF NW1/4







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5700 Corson Ave South
Scattle, WA, 98108

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High Point Block 25-3

3204 SW Holly ST. Seattle, Washington 98126

SITE PLAN

A101

ATTACHMENT E	3, ITEM #2			
	ock 25-3 Departure Summary Ta	ible		
Standard	Requirement	Request	Justification	SDCI Recommendation
1. Rear setback standards (alley) SMC 23-45, D14.8.2 (Buildings AA-DD)	When a property abuts an alley along a rear lot line, the centerline of the alley shall be used as the rear lot line for purposes of measuring a reasetback; provided that at no point shall the principal structure be closer than 10' to the actual property line of the alley.	Allow each principal structure to be no closer than 15' to the centerline of the 20' alley and no closer than 5' to the actual property line of the 20' alley.	In non-alley conditions, the allowed rear setback for these L-2 70' deep parcels would be 15' which in turn would allow 30' between structures on back to back parcels. For situations with 16 foot alleys with 10 foot setbacks on both sides, the total distance between buildings would be 36'. The proposed site layout that maintains a 5' setback from the 20' alley results in a total 15' setback to the center of the alley and another 20' to the existing 5HA structures north of the alley – a total separation of 35'. Even better, the two homes on west end of the site are located opposite a dedicated open space on the north side of the alley. One benefit of setting the structures 5' from the alley is an increase in front yard depth to 20' resulting in the private usable open spaces averaging over 400 sq.ft. per unit, well above the minimum required. Finally, the proposed 5 foot rear setback allows the streetscape along 32nd Ave SVb to maintain a pedestrian friendly scale by minimizing the distance between the homes abutting the alley to 35 feet. This is consistent with the High Point guidelines applied across the community where homes, garages and carriage units are consistently set 5 feet off of alley edges in order to 'reduce' the alley opening to 30 feet.	
2. Structure depth standards SMC 23.45.011.A (Table A) (Buildings AA & CC)	The maximum building depth allowed for ground-related housing in the L-2 zone is 60% depth of the lot.	Allow the maximum structure depth for ground-related housing to be 63% of the lot depth.	The allowed depth on the site is 42 feet (60% of a 70' tot.). The proposed structures are a maximum 44' deep. The proposed 44' building depth is consistent with Seattle Housing Authority guidelines for similar 70' deep lots and with the surrounding homes in the High Point Development.	
3. Structure depth standards SMC 23.45.011.A (Table A) (Buildings BB & DD)	The maximum building depth allowed for ground-related housing in the L-2 zone is 60% depth of the lot.	Allow the maximum structure depth for ground-related housing to be 65% of the lot depth.	The allowed depth on the site is 42 feet (60% of a 70' lot.). The proposed structures are a maximum 45' deep on the ground floor and 40' deep on the upper two floors. The proposed maximum building depth is consistent with Seattle Housing Authority guidelines for similar 70' deep lots and with the surrounding homes in the High Point Development.	
4. Side façade modulation standards SMC 23.45.012.B (Building DD)	On corner lots, side facades which face the street shall be modulated if greater than 40' for ground-related housing.	Allow 45' side façade facing 32nd Ave SW to not meet modulation standards.	The scale and massing of this home is consistent with the surrounding homes in the High Point neighborhood, which similarly do not comform with the modulation standards but use bay windows, porch setbacks, window and sdiing variations to acheive attractive facades. In the proposed design only the 45' long ground floor exceeds the 40' modulation length. The ground floor features a 5' deep porch on the ground floor, leaving a length of only 40' for the upper two levels , a length that would not require modulation. In addition, the overall facade is modulated with a bay window, additional windows, a variety of siding and trim details and varying paint application.	
5. Interior modulation standards SMC 23.45.012.C (Building AA)	Within a cluster development, all interior facades wider than 40' shall be modulated provided the maximum modulation width is 40' and perimeter facades follow standard requirements.	Allow 44' interior façades to not meet modulation standards.	The scale and massing of the interior side facades of this home is consistent with the surrounding home is consistent with the surrounding home in the High Point neighborhood where homes are typically separately by 10 feet in order to maximize the overall density of the community. Because these facades are not highly visable, the additional depth modulation was not required because it would result in moving buildings further away from each other resulting in reduced site densities. Specifically on this home's east interior facade, measures to reduce the scale and mass include porches, varying paint applications, strategic window placements and a variety of siding and trim details. The more visible west interior facade has additional modulation consistent with a corner lot home including a bay window, addional windows, and trim and siding details.	
6. Interior modulation standards SMC 23.45.012.C (Building BB)	Within a cluster development, all interior facades wider than 40' shall be modulated provided the maximum modulation width is 40' and perimeter facades follow standard requirements.	Allow ground floors measuring 45' at the interior façades (east and west) to not meet modulation standards.	The scale and massing of the interior side facades of this home is consistent with the surrounding homes in the High Point neighborhood where homes are typically separately by 10 feet in order to maximize the overall density of the community. Because these facades are not highly visable, the additional depth modulation was not required because it would result in moving buildings further away from each other resulting in reduced site densities. Specifically, this home features a 5' deep porth resulting in the remaining interior facade being 40' which would not require modulation. Alternative measures to reduce the scale and mass of this home's side elevations include varying paint applications, strategic window placements and a variety of siding and trin details.	
7. Interior modulation standards SMC 23.45.012.C (Building CC)	Within a cluster development, all interior facades wider than 40' shall be modulated provided the maximum modulation width is 40' and perimeter facades follow standard requirements.	Allow 44' interior façades (east and west) to not meet modulation standards.	The scale and massing of the interior side facades of this home is consistent with the surrounding homes in the High Point neighborhood where homes are typically separately by 10 feet in order to maximize the overall density of the community. Because these facades are not highly visable, the additional depth modulation was not required because it would result in moving buildings further away from each other resulting in reduced site densities. Specifically, measures to reduce the scale and mass of this home's side elevations include porches on the west interior facade, varying paint applications, strategic window placements and a variety of solding and trim details.	
8. Interior modulation standards SMC 23.45.012.C (Building DD)	Within a cluster development, all interior facades wider than 40' shall be modulated provided the maximum modulation width is 40' and perimeter facades follow standard requirements.	Allow ground floor measuring 45' at the interior façade (west) to not meet modulation standards.	The scale and massing of the interior side (west)facade of this home is consistent with the surrounding homes in the High Point neighborhood where homes are typically separately by 10 feet in order to maximize the overall density of the community. Because these facades are not highly visable, the additional depth modulation was not required because it would result in moving buildings further away from each other resulting in reduced site densities. Specifically, the west side elevation of this home features a 5' deep porth resulting in the remaining interior facade being 40' which would not require modulation. Alternative measures to reduce the scale and mass of this home's side elevations include varying paint applications, strategic window placements and a variety of sliding and trim details.	

- NOTES: 1. GROSS SITE AREA; 8,981 S.F. (0.21 AC) 2. ALLOWED LOT COVERAGE; 3,592 (40%) 3. PROPOSED LOT COVERAGE; 3,368 S.F. (37.5%)

LOT COVERAGE CALCULATION FOR ZONE 2

LOT COVERAGE

LOT COVERAGE PLAN
SCALE: 1"= 10'-0"

32ND AVE SW

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5700 Corson Ave South
Seattle, WA, 98108
206.443.1181

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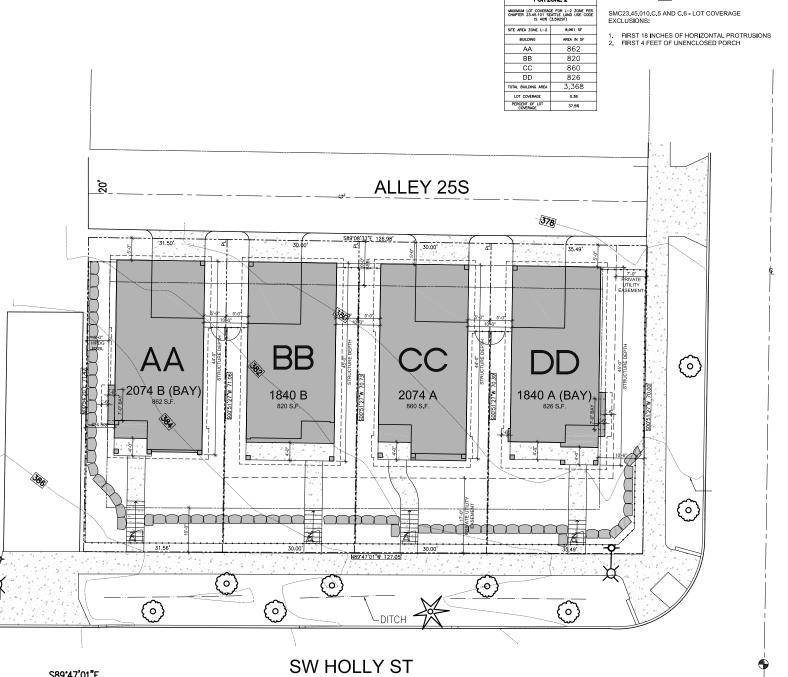
Revisions: Comment: 2016.07.13 DCI Corrections 2016.12.12 DCI Corrections 2



3204 SW Holly ST. Seattle, Washington 98126 High Point Block 25-3

Lot Coverage Plan & Departure Table

A102



S89°47'01"E 329.98'



PORCH

6'-0"

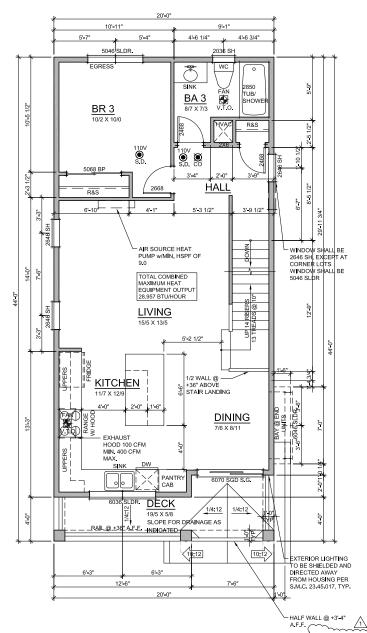
6046 SLDR. 12 6"



EXTERIOR LIGHTING TO BE SHIELDED AND DIRECTED AWAY FROM HOUSING PER

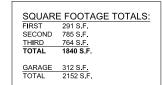
SEE ELEVATIONS FOR BOX BEAM HT.

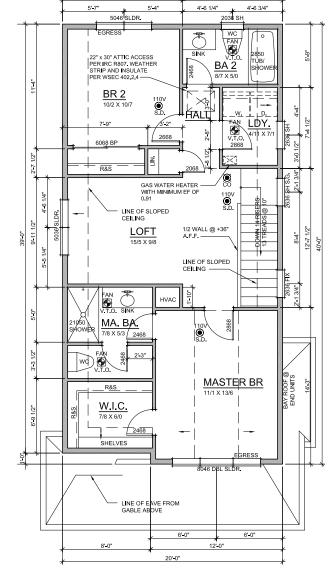
SITE STEPS PER CIVIL



1840 A MAIN FLOOR PLAN SCALE: 1/4" = 1'-0"

INDICATES NORTH LOT: 4





1840 A UPPER FLOOR PLAN SCALE: 1/4" = 1'-0"



High Point Block 25-3

MCCULLOUGH ARCHITECTS

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Revisions: Comment; 2016.07.13 DCI Corrections

7806 REGISTERED

REGISTERED

PHIL MCCLLIDUGH

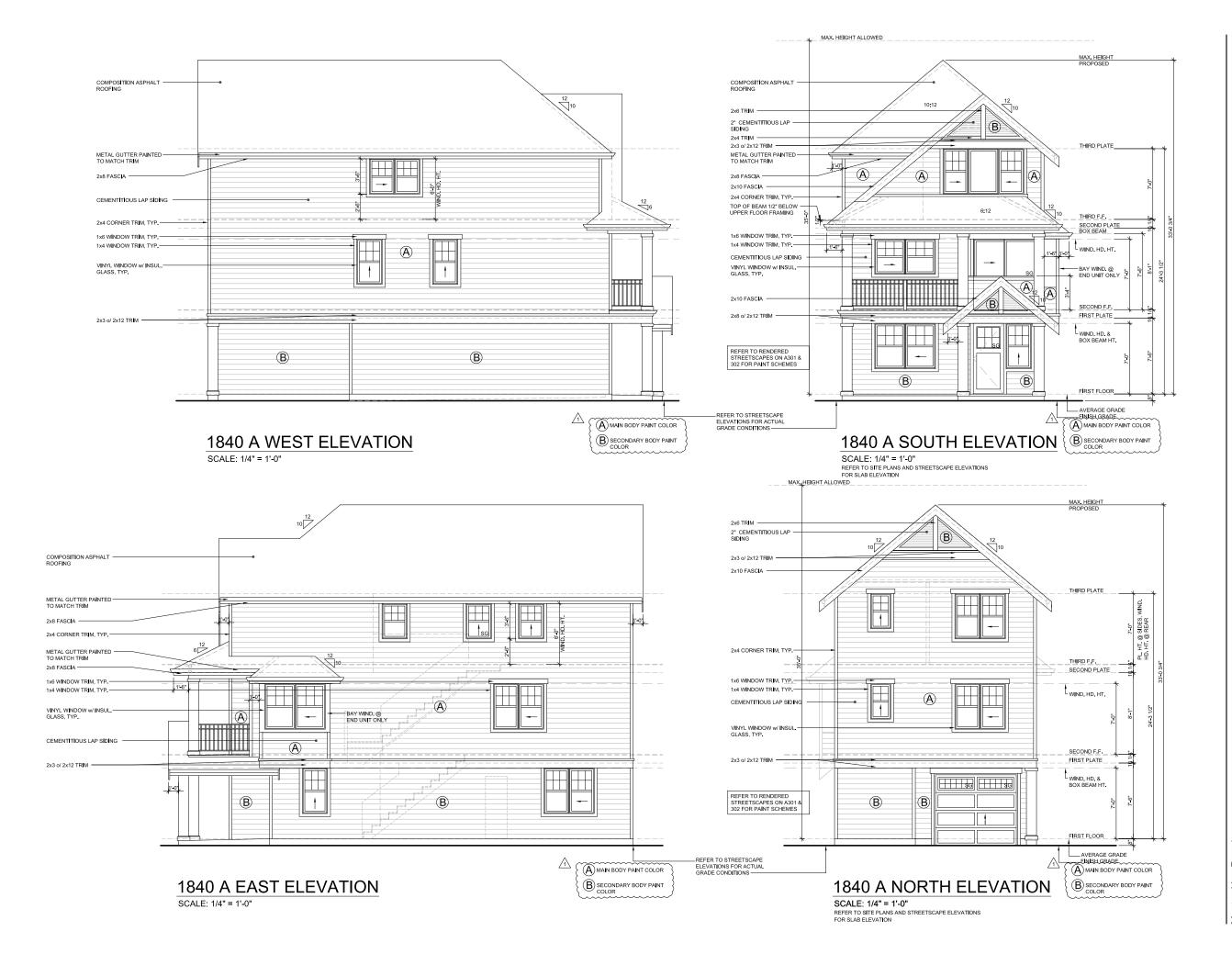
STATE OF WASHINGTON

Floor Plans



3204 SW Holly ST. Seattle, Washington 98126

Master Use Permit



Revisions: Comment: 2016.07.13 DCI Corrections



High Point Block 25-3

3204 SW Holly ST. Seattle, Washington 98126

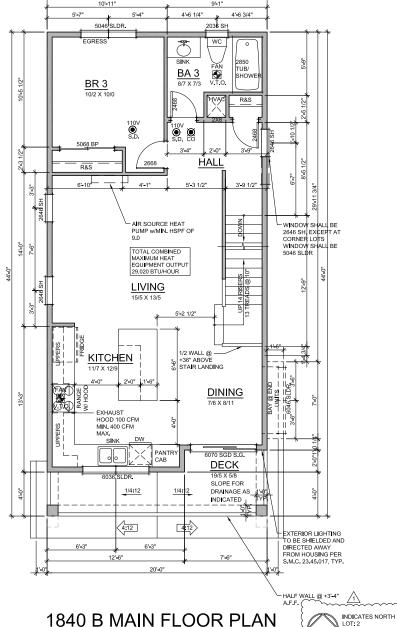
Elevations



7806 REGISTERED
PHILE MCCULIDUGH

3204 SW Holly ST. Seattle, Washington 98126 High Point Block 25-3

INDICATES NORTH LOT: 2



1840 B LOWER FLOOR PLAN SCALE: 1/4" = 1'-0"

100

SEE ELEVATIONS FOR BOX BEAM HT.

DRIVEWAY

8070 OVERHEAD GARAGE DOOR S.G.

GARAGE 11/5 X 25/1

6'-3"

STUDY 7/1 X 10/6

ELECTRIC HEAT PUMP WATER HEATER W/ MIN. EF OF 2.0

ENTRY 7/0 × 8/8

PORCH

5'-0"



BAY WINDOW ABOVE AT END OF BLOCK

EXTERIOR LIGHTING TO BE SHIELDED AND DIRECTED AWAY FROM HOUSING PER S.M.C. 23.45.017, TYP.

SEE ELEVATIONS FOR BOX BEAM HT.

- SITE STEPS PER CIVIL

- WINDOW SHALL BE LOCATED ON THE END WALL, EXCEPT AT CORNER LOTS LOCATE WINDOW ON SIDE WALL

1840 B MAIN FLOOR PLAN

 SQUARE FOOTAGE TOTALS:

 FIRST
 291 S.F.

 SECOND
 785 S.F.

 THIRD
 764 S.F.

 TOTAL
 1840 S.F.

GARAGE 312 S.F. TOTAL 2152 S.F.

1840 B UPPER FLOOR PLAN SCALE: 1/4" = 1'-0"

4'-6 1/4" 4'-6 3/4" 2036 SH

FAN

BA 2 8/7 × 5/0

5046 SLDR.

22" x 30" ATTIC ACCESS PER IRC R 807. WEATHER STRIP AND INSULATE PER WSEC 402.2.4

GAS WATER HEATER -WITH MINIMUM EF OF 0.91

1/2 WALL @ +36" A.F.F.

MASTER BR

LINE OF SLOPED CEILING

<u>LOFT</u>

V.T.O. SINK

MA. BA.

w.i.c.

7/8 X 6/0

BR 2 10/2 X 10/7

6068 BF

Master Use Permit

Floor Plans **A203**



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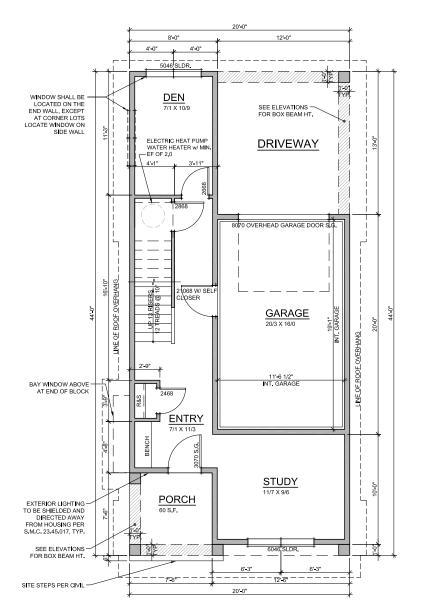
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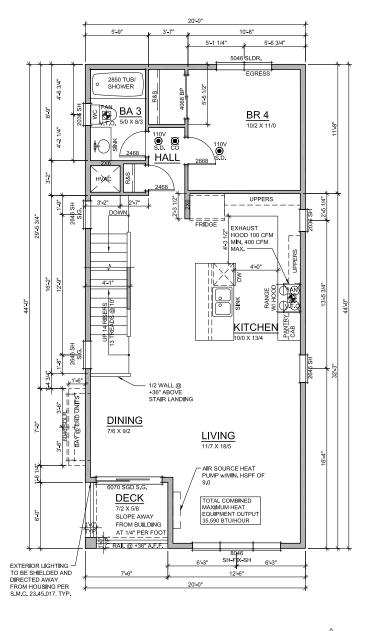


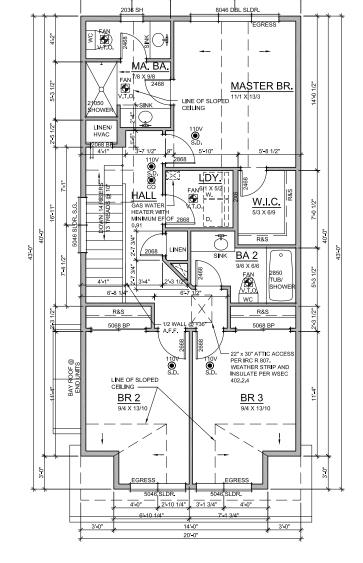
High Point Block 25-3

3204 SW Holly ST. Seattle, Washington 98126

Elevations







4'-7 3/4" 3'-6 1/4"



INDICATES NORTH LOT: 3



2074 A UPPER FLOOR PLAN SCALE: 1/4" = 1'-0"



2074 A LOWER FLOOR PLAN SCALE: 1/4" = 1'-0"



2074 A MAIN FLOOR PLAN SCALE: 1/4" = 1'-0"

 SQUARE FOOTAGE TOTALS:

 FIRST
 421 S.F.

 SECOND
 835 S.F.

 THIRD
 818 S.F.

 TOTAL
 2074 S.F.
 GARAGE 235 S.F. TOTAL 2309 S.F.

Floor Plans

3204 SW Holly ST. Seattle, Washington 98126

High Point Block 25-3

MCCULLOUGH ARCHITECTS

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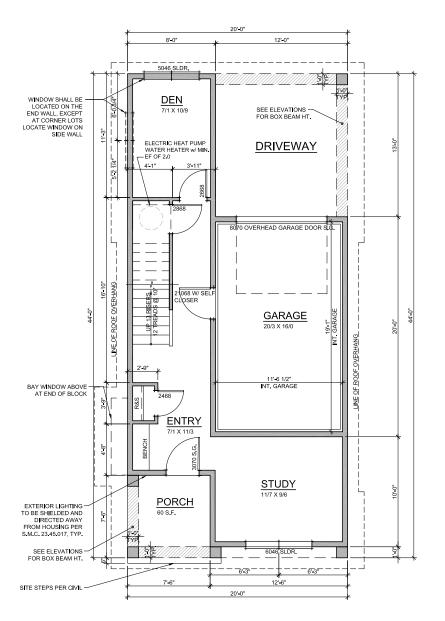


Revisions: Comment: 2016.07.13 DCI Corrections

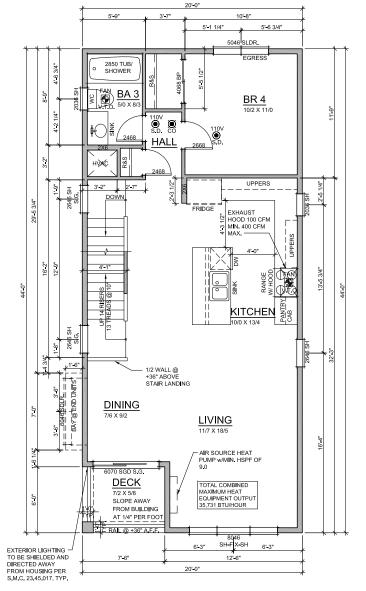


3204 SW Holly ST. Seattle, Washington 98126 **High Point Block 25-3**

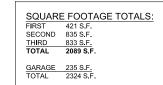
Elevations



2074 B LOWER FLOOR PLAN SCALE: 1/4" = 1'-0"

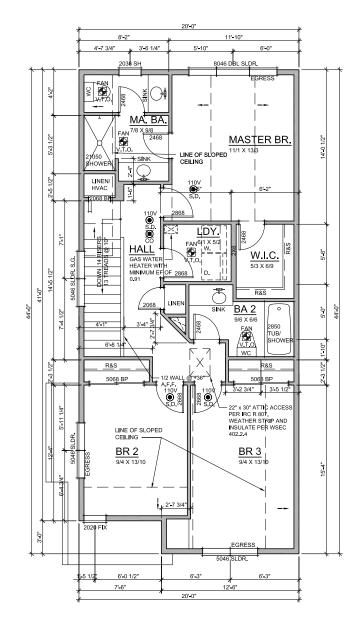






INDICATES NORTH LOT: 1





2074 B UPPER FLOOR PLAN SCALE: 1/4" = 1'-0"



High Point

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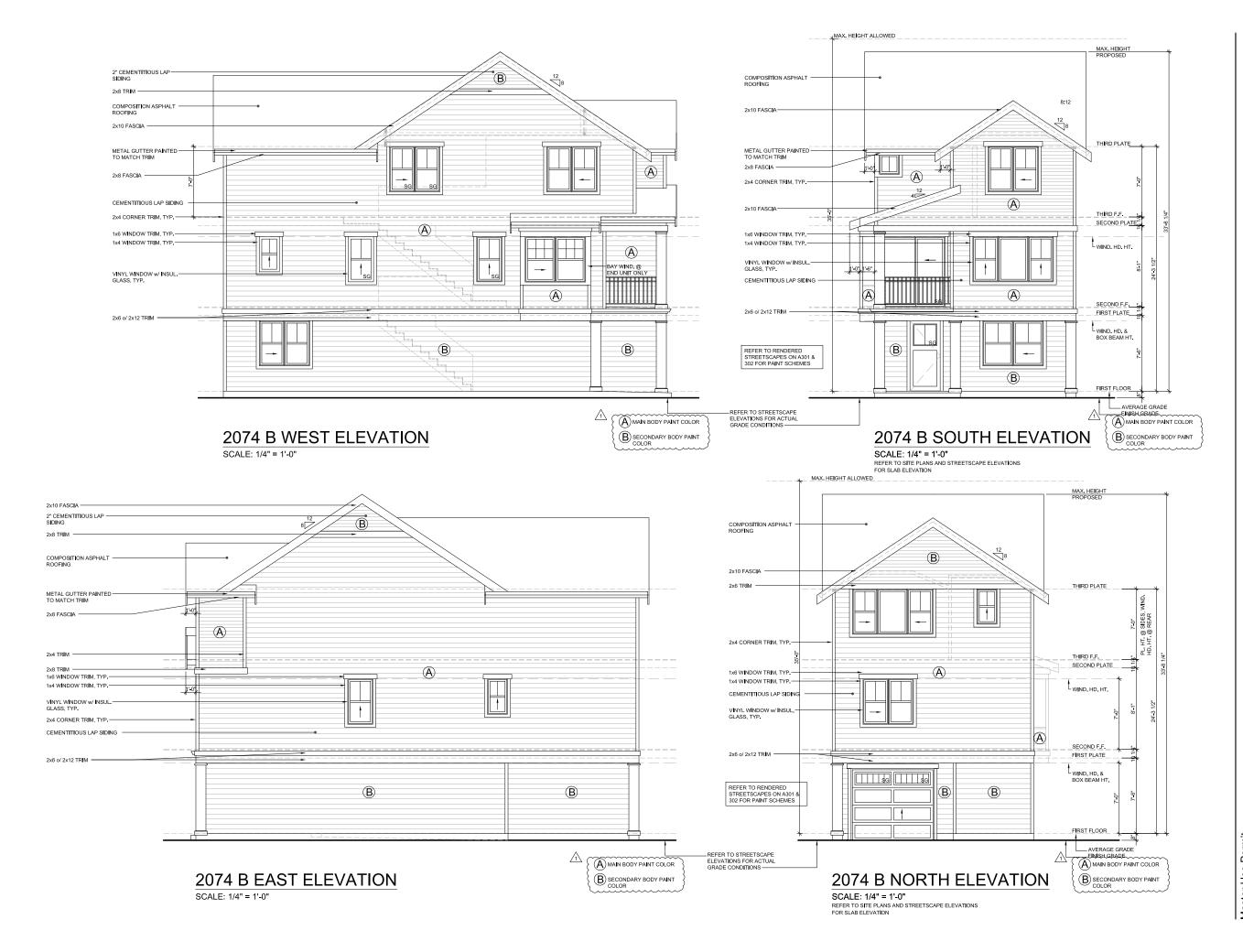
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Revisions: Comment; 2016.07.13 DCI Corrections

3204 SW Holly ST. Seattle, Washington 98126 **Block 25-3**

Floor Plans

Master Use Permit



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Seattle. WA. 98108
206.443.1181

Revisions: Comment: 2016.07.13 DCI Corrections



High Point Block 25-3

3204 SW Holly ST. Seattle, Washington 98126

Elevations

Revisions: xxxx.xx

High Point Block 25-3

3204 SW Holly ST. Seattle, Washington 98126

Streetscapes

Color Scheme 1 - Alpine

Body Color Trim Color Sherwin Williams Extra White 7006



Sherwin Williams Samovar Silver SW 6233

Front Door Garage Door Accents



PLAN 2074 B (BAY)

RENDERED STREETSCAPE WEST N.T.S.

Color Scheme 4 - Forest

Body Color Trim Color



Front Door

Garage Door Accents



PLAN 1840 A (BAY)

MCCULLOUGH ARCHITECTS

Revisions: (xxxx.xxx.xx...

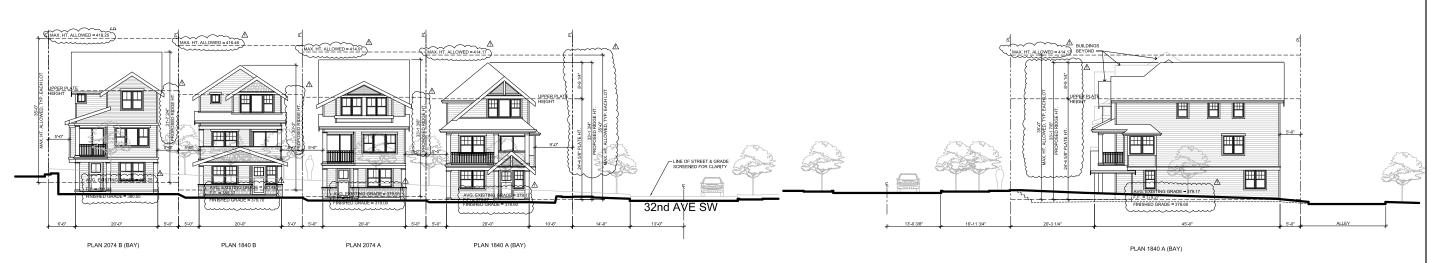




3204 SW Holly ST. Seattle, Washington 98126

High Point Block 25-3

Streetscapes



SW HOLLY ST. STREETSCAPE
3/32" = 1'-0"

32ND AVE. SW. STREETSCAPE

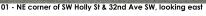
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Revisions: Comment: 2016.07.13 DCI Correcti

2016.04.10 15-029 MCG APM

3204 SW Holly ST. Seattle, Washington 98126 High Point Block 25-3

laster Use Permit Streetscapes **A303**































3204 SW Holly ST. Seattle, Washington 98126

Context Images





PERSPECTIVE - NORTHEAST CORNER, 32nd AVE SW @ ACCESS DRIVE N.T.S.





PERSPECTIVE - SOUTHEAST CORNER, SW HOLLY ST & 32nd AVE SW N.T.S.

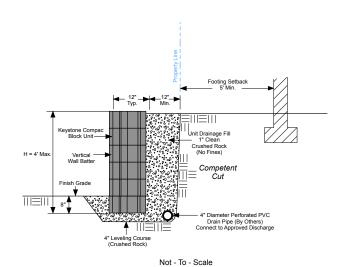
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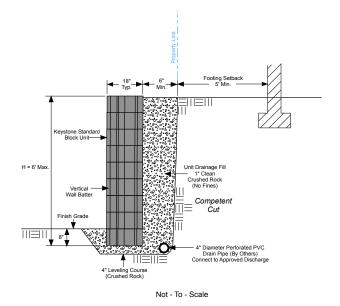
High Point Block 25-3

3204 SW Holly ST. Seattle, Washington 98126

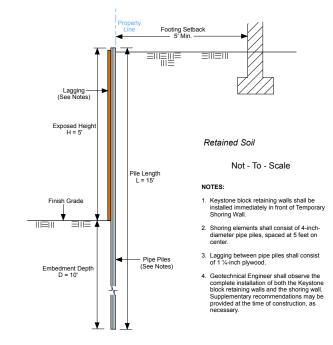
Master Use Permit 3-D Model



KEYSTONE COMPAC BLOCK WALL DETAIL



KEYSTONE STANDARD BLOCK WALL DETAIL



TEMPORARY PIPE PILE SHORING DETAIL

GENERAL PLANT SCHEDULE: ALL HIGH POINT BLOCKS 25, 26, 27, 33

	SYMBOL	SCIENTIFIC/COMMON NAME	SIZE MIN.	QTY/ B25	BLOCK' B26	B27	B33	COMMENTS	SYMBOL	SCIENTIFIC/COMMON NAME	SIZE MIN.	QTY/E B25		B27	COMMENTS B33
	TREES .								SHRUBS (CA)	CORNUS ALBA 'IVORY HALO' *	5 GAL	8	11	43	43
									N.M.	IVORY HALO DOGWOOD MICROBIOTA DESCUSSATA *		0	11		
									Z. Z.	SIBERSIAN CYPRESS	5 GAL	1	3	4	5
•) (▼ PINUS CONTORTA 'CONTORTA' *	7-8' HT.+	0	0	4	4		\odot	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' * VARIEGATED FALSE HOLLY	5 GAL	£65	7	26	51
<) $+$ $($	SHORE PINE	7-0 ПІ.+	U	0	4	4		\odot	CORNUS SERICEA 'KELSEYII' * KELSEY REDSTEM DOGWOOD	5 GAL	0	45	77	105
•		.							\bigcirc	LONICERA PILEATA 'MOSS GREEN' MOSS GREEN PRIVET HONEYSUCKLE	3 GAL	19	34	80	64
									CC	CARYOPTERIS X CLANDONENSIS * BLUE BEARD	2 GAL	0	3	15	28
		LIQUIDAMBAR STYRACIFLUA							0	SPIRAEA BETULIFOLIA 'TOR' BIRCH—LEAF SPIREA	2 GAL	0	0	25	22
(+		AMERICAN SWEET GUM OR OUERGUS ACERTEOUA *	1.5" CAL+	0	0	4	7		•	POTENTILLA FRUTICOSA 'MANGO TANGO'* MANGO TANGO POTENTILLA	2 GAL	14	57	23	34
		QUERCUS ACERIFOLIA * MAPLE—LEAF OAK							⊕	POLYSTICHUM MUNITUM * SWORD FERN	2 GAL	$\frac{\sqrt{1}}{31}$	S 96	275	179
									⊙	EUONYMUS FORTUNEI 'INTERBOLWI' * BLONDY WINTERCREEPER	1 GAL	$\left\{\begin{array}{c}26\end{array}\right\}$	31	25	17
		FRAXINUS AMERICANA 'AUTUMN APPLAUSE'	1.5" CAL+	0	0	0	6		\triangleright	ERICA X DARLEYENSIS 'KRAMERS ROTE' * WINTER HEATH	1 GAL	2	6	8	5
		AUTUMN APPLAUSE WHITE ASH							⊗	MAHONIA REPENS * MAHONIA NERVOSA (WHERE NOTED ON PLANS) CREEPING OREGON HOLLY GRAPE	1 GAL	81 0	123 0	135 40	166 0
									\otimes	HELICTOTRICHON SEMPERVIRENS * BLUE OAT GRASS	1 GAL	30	23	120	102
	4	BETULA JACQUEMONTII *	1.5" CAL+	2	2	0	_		₩	HEUCHERA 'FROST' * FROST CORAL BELLS	1 GAL	3	10	0	36
4		WHITE HIMALAYAN BIRCH	1.5 CAL+	2	2	U	5			SEDUM 'AUTUMN JOY' * STONECROP	1 GAL	6	0	41	47
\									} e	LAVANDULA ANGUSTIFOLIA 'TWICKEL PURPLE' * TWICKEL PURPLE ENGLISH LAVENDER	1 GAL	39	83	115	94
		THUJA PLICATA 'HOGAN' *	7-8' HT.+	1	5	0	4		\oplus	ASTER OBLONGICOLIUS 'OCTOBER SKIES' * OCTOBER SKIES ASTER	1 GAL	6	0	26	39
									EMERGENTS						
سمرم		STYRAX OBASSIA FRAGRANT SNOWBELL								EMERGENT MIX CAREX DEWEYANA DEWEY SEDGE	BAREROOT @ 9" O.C.	0	0	190	270
{	• }	OR CORNUS NUTTALLII PACIFIC DOGWOOD	1.5" CAL+	1	3	6	3			DESCHAMPSIA CAESPITOSA TUFTED HAIRGRASS	BAREROOT @ 9" O.C.	0	0	190	270
Z		ACER TRIFLORUM *								JUNCUS TENUIS SLENDER RUSH	BAREROOT @ 9" O.C.	0	0	200	270
	000	ROUGH BARK MAPLE OR	1.5" CAL+	3	9	8	7		GROUNDCOVERS						
		ACER GRANDIDENTATUM * BIGTOOTH MAPLE								RUBUS PENTALOBUS * BRAMBLE	4" POTS @ 18" O.C.	45	375	640	370
	☆)	ACER CIRCINATUM VINE MAPLE	1.5" CAL+	1	7	6	15		* * * * * * * * * * * * * * * * * * *	VERONICA UMBROSA 'GEORGIA BLUE' * SPEEDWELL	4" POTS @ 12" O.C.	40	170	90	230
		PINUS NIGRA 'KOMET' AUSTRIAN KOMET PINE	7' HT.+	5	5	3	0			PACHYSANDRA TERMINALIS 'GREEN SHEEN'* JAPANESE SPURGE	4" POTS @ 12" O.C.	0	0	1200	
	ንተሌ									SOD OR FINE LAWN SEED MIX: THREE—WAY RY CREEPING RED CHEWINGS FES	FESCUE 17%	<u>WEIGHT</u>			STATE OF
										MEDIUM OR COARSE MULCH (NO FINE GRADE),	NO FABRIC UNDERNEATH	İ			STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

WOODCHIP OR GRAVEL MAINTENANCE STRIPS

M 2 / ic 1000 SECOND AVE SUITE 500 SEATTH, WA SHIP 7 DECEMBER 9 DECEMBER

Lennar Northwest, Inc. High Point Block 25-3

Seattle,

MUP SUBMITTAL
PRELIMINARY
LANDSCAPE
PLANT
SCHEDULE
(FOR PERMIT ONLY)

MIG|SVR 13011.01 DESIGNED VH/MRS DRAWN TD CHECKED CHECKED SCALE AS NOTED

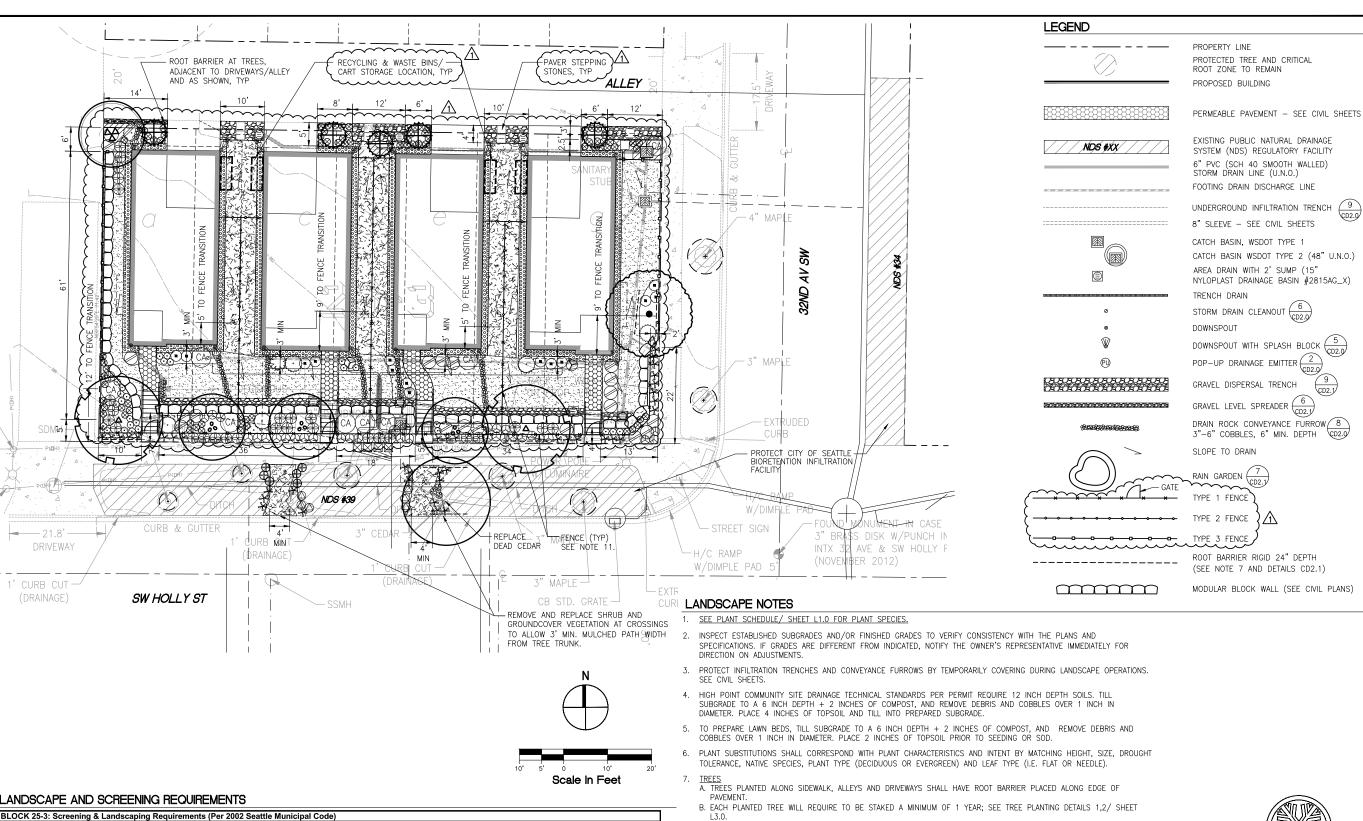
DATE AUG 21, 2015
REVISION 1 JULY 20, 2016

SHEET NUMBER

PLEASE CALL 811

3 Working Days
BEFORE YOU DIG

L1.0



BLOCK 25-3: Screening & Landscaping Requirements (Per 2002 Seattle Municipal Code) Zoning: L2 Lot Area = 8.980 SF (Lot area calculated as entire lot before tract divisions) Provided Comments andscape Area = 3x total length lot line in 3 x 395 LF = 1,185 SF andscaping along street property lines 3' deep along SW Holly St & 32nd Ave SW >3' deep along SW Holly St & 32nd Ave SW Parking Screening Alley Loaded Parking screened from street by fence and plantings Per SDOT Tree Planting Standards Tree Requirements: 2 caliper inches of 18 caliper inches ree/1000 SF LANDSCAPED AREA SHOWN ON THIS PLAN IS IN EXCESS OF CODE REQUIREMENTS

- C. EACH PLANTED TREE WILL REQUIRE A WATERING BAG IN PLACE AND MAINTAINED FOR 2 FULL SUMMER SEASONS.
- 8. TOPDRESS GRAVEL SURFACE AREAS AS NEEDED.
- 9. PLACE 2 INCHES OF COARSE BARK MULCH IN ALL PLANTING BEDS.
- 10. IRRIGATION SHALL BE PROVIDED FOR BLOCKS 27 & 33 OPEN SPACE PARKS (DESIGN-BUILD). PIPE ALIGNMENT IN TREE PROTECTION ZONE SHALL PARALLEL WALK OR PATH. HAND TRENCHING REQUIRED.
- 1. ALL FENCES TO BE 50% TRANSPARENT DESIGN. CHAIN LINK IS AN UNACCEPTABLE MATERIAL CHOICE UNLESS NOTED.

 TYPE 1 FENCE: 36" HEIGHT

TYPE 2 FENCE: 60" MAX HEIGHT
TYPE 3 FENCE: 48" MAX HEIGHT

- PLANTING SHALL BE FIELD ADJUSTED TO AVOID UTILITIES AND UTILITY SERVICES.
- 13. PROTECT AND RESTORE ALL SURFACE DRAINAGE FACILITIES (SEE SHEET CD2.0) FROM CONSTRUCTION DEBRIS, EROSION AND LANDSCAPE MATERIALS. APPLY ADDITIONAL COBBLES AS REQUIRED TO MAINTAIN FLOW PATH AND DISPERSION.



PLEASE CALL 811 3 Working Days BEFORE YOU DIG



Lennar Northwest, l High Point Block 25-3

MUP SUBMITTAL PRELIMINARY LANDSCAPE PLAN (FOR PERMIT ONLY)

MIG|SVR 13011.01
DESIGNED VH/MRS
DRAWN TD
CHECKED
CHECKED
SCALE AS NOTED

DATE AUG 21, 2015
REVISION 1 JULY 20, 2016

SHEET NUMBER

L2.0



Lennar Northwest, Inc. High Point Block 25-3 Seattle, WA

MUP SUBMITTAL LANDSCAPE RENDERED PLAN (FOR PERMIT ONLY)

MIG|SVR 13011.01 DESIGNED VH/MRS DRAWN TD CHECKED CHECKED SCALE AS NOTED

DATE AUG 21, 2015
REVISION ,JULY 20, 2016

SHEET NUMBER

PLEASE CALL 811 3 Working Days BEFORE YOU DIG

L4.0