HIGH POINT PHASE III, BLOCK 34

MASTER USE PERMIT

A 54 Unit Residential Development-Seattle, Washington

Polygon WLH, LLC.

SITE INFORMATION

Site Address: 6921 31st Ave S.W.
Seattle, WA 98126

Legal Description: LOTS 34-2, 34-3, 34-4, 34-5, 34-6, AND 34-7, OF BLOCK 34, PLAT OF HIGH POINT COMMUNITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 221 OF PLATS, PAGE 4-35, RECORDS OF KING COUNTY WASHINGTON.

Parcel Numbers: Block 34:
- Lot 34-2:
  3278614750, -4760, -4770, -4780, -4790, -4800, -4810, -4820, -4830, -4840, -4850, -4860, -4870, -4880, -4890, -4900, -4910, -4920, -4930, -4940, -4950, -4960
- Lot 34-3:
  3278614970, -4980, -4990, -5000, -5010, -5020, -5030, -5040, -5050, -5060, -5070, -5080, -5090, -5100, -5110
- Lot 34-4:
  3278615120, -5130, -5140, -5150, -5160, -5170, -5180, -5190, -5200, -5210, -5220, -5230
- Lot 34-5:
  3278615240, -5250, -5260, -5270, -5280, -5290, -5300, -5310, -5320, -5330, -5340, -5350, -5360, -5370, -5380, -5390
- Lot 34-6:
  3278615400, -5410, -5420, -5430, -5440, -5450, -5460, -5470, -5480, -5490, -5500, -5510, -5520, -5530, -5540, -5550, -5560, -5570, -5580, -5590, -5600, -5610, -5620, -5630, -5640, -5650, -5660, -5670, -5680, -5690
- Lot 34-7:
  3278615700, -5710, -5720, -5730, -5740, -5750, -5760, -5770, -5780, -5790, -5800, -5810, -5820, -5830

Land Use Zone: L4 & L2 (meet the intent of standards for LR-2)

Site Area: Block 34 = 188,653 s.f. (verify with civil plans)

Site Coverage: 152,627 s.f.

Impervious Area: 98,783 s.f.

Unit Count:

E16 Townhome	21
E20 Townhome	16
2503 Single Family	8
2406 Single Family	9
Total	**54 Units**

Parking: Required Stalls 54 per section 23.54.015 (1 per unit) 2
Proposed Stalls
- Attached Garage Stalls (at townhomes) - 53
- Driveway Apron Stalls (at single family homes) -17
- Open Parking Stalls -15
- (including 9 regular and 6 paralel parking stalls)

Total: 85 Stalls
Average/Unit: 1.57 Stalls/Unit

Open Space: Per 23.45.016 Open Space Requirements for Lowrise zones

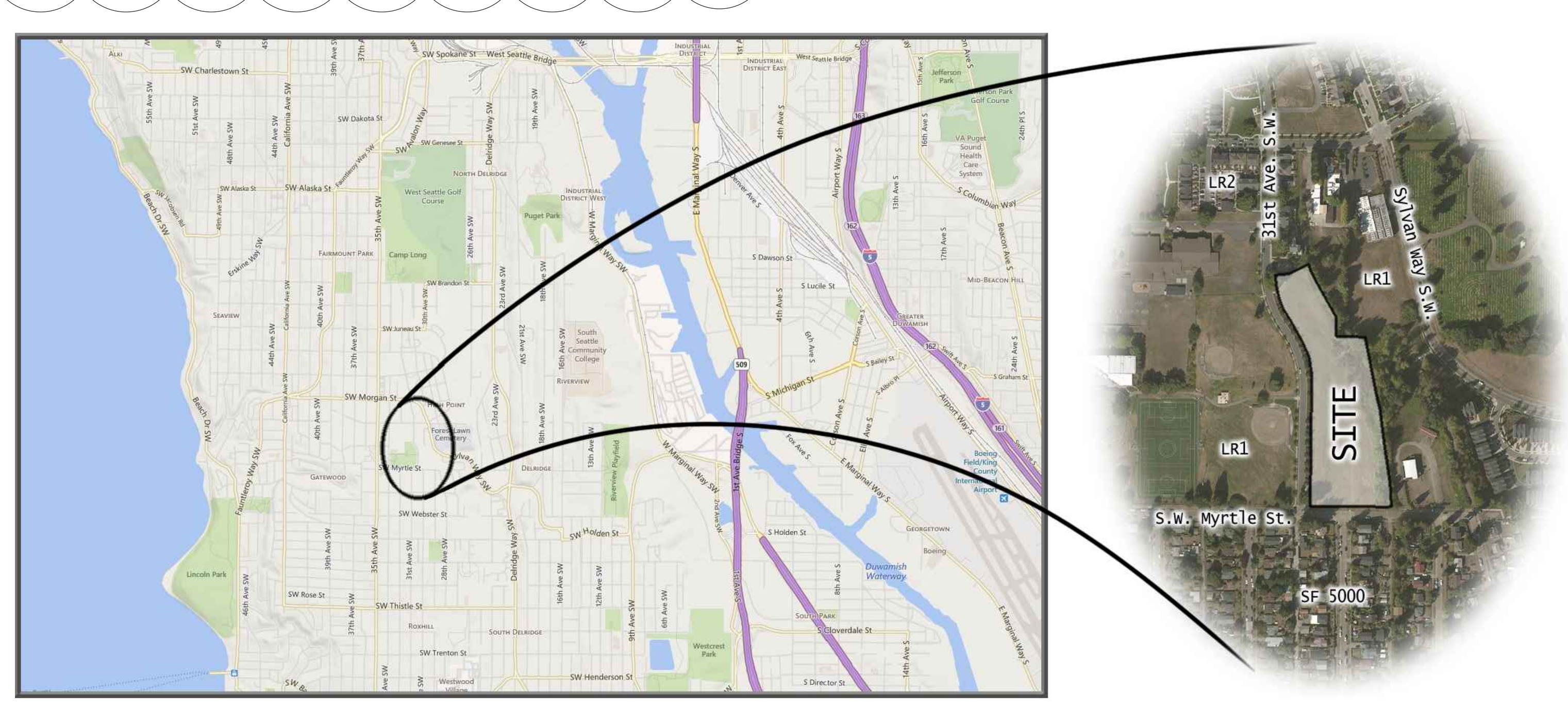
L2 Zone = Average 300 square feet per unit with no unit having less than 200 square feet of private usable open space.

Units 9-16 single family and 6-8 townhouse all have 300+ S.F. of private usable open space via front yards, porches and rear decks.
19 units x300 = 5,700 s.f. required usable open space.
Provided 24,929 s.f.

L4 Zone = Minimum of 15% of lot area + 200 square feet per unit of private usable open space.

Site Area L4 Zone = 119,309 s.f.
(119,309 X .15) = 17,896 S.F
35 units X 200 = 7,000.
17,896 + 7,000 = 24,896 S.F. required usable open space.
Provided 35,789 s.f.

Total: 60,718 s.f. usable open space.



VICINITY MAP
N.T.S.

PROJECT INFORMATION

Project Name: Highpoint Phase III, Block 34

DPD Project Number: 301859

Scope: New construction of fifty four (54) Townhome units within six (8) separate buildings and seventeen (17) Single Family homes.There will be (1) 3 plex townhome, (3) 4 plex townhomes, (2) 5 plex towenhomes and (2) six plex townhomes. There will be (2) different single family homes with (3) elevation types for each home.

The site is situated on Blocks 34 of the High Point master planned development. The layout of the site generally follows the layout proposed in the High Point Design Manual. Three access points are being provided. One for single family home 9 located on S.W. Myrtly Street and two access points for the rest of units on Block 34. The two access points form a loop through the site. Parking is provided by garages at each unit. In addition apron parking in front of the garages has is being provided.

The majority of the site has slopes dropping from west to east. The slope drops more sharply as it gets closer to the northern property line. There are a number of existing trees on site which will be protected during construction.

PROJECT TEAM

Owner: Seattle Housing Authority
120 6th Avenue North
Seattlet, WA 98109

Applicant: Polygon WLH, LLC
11624 SE 5th Street
Bellevue, WA 98005

Architect: Milbrandt Architects, Inc., P.S.
11715 SE 5th St. Suite100
Bellevue, Wa. 98005
(425) 454-7130

Civil Engineer: Core Design, Inc.
14711 NE 29th Place
Bellevue, WA 98007

Landscape Architect: Core Design, Inc.
14711 NE 29th Place
Bellevue, WA 98007

ACCESSIBILITY

No accessible dwelling units are required for this specific development. The approved SHA High Point master plan has allocated specific blocks that will contribute to the overall required 5% accessible unit requirement. This Block is not one of these designated sites, therefore accessible units are not required.

LIST OF DRAWINGS

2

Milbrandt Architects
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Web: www.milbrandtarch.com

5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-08-2016	DPD CORRECTION NOTICE 2
1	9-14-2015	DPD CORRECTION NOTICE 1

MASTER USE PERMIT
COVER PAGE

Scale:	Drawn By:	Date:	Date Plotted:
N.T.S.	DJV/GG	3-3-16	5-20-16

High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington
Polygon WLH, LLC

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Job No.: 14-05
Sheet No.: S1

CAM 238

Part II –Site and Development Info

Block 34 (34-1, 34-2, 34-3, 34-4, 34-5, 34-6, 34-7)

1. *Please describe the existing site, including location, existing uses and/or structures topographical or other physical features.*

The site proposed for our project is in West Seattle located in the southeast corner of the Plat of High Point Community directly across 31st Ave. SW from High Point Park. This site is being proposed for development within High Point through our partnership with the Seattle Housing Authority.

With regard to the site conditions, the existing topography on the site has fairly steep grades and falls between 40 to 60 feet from 31st Ave. SW to the east. Also, there are several trees on the site. The original plans for the Plat of High Point Community show two trees to be saved (numbered 786, and 799). Both trees appear healthy and we do not anticipate encroaching into the root zone with the improvements proposed by this project.

As for infrastructure, the road improvements and utilities on the west side of the site along 31st Ave. SW, and on the south along SW Myrtle St. have been completed as part of the original SIP plan for the High Point Community. There is a large area on the eastern portion of the site designated as a ECA Boundary with a 15' critical area buffer. All of the 15' setbacks impact buildable area on the eastern portion of the subject site.

2. *Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines*

The zoning designation for the site is L4 for the northern portion and L2 for the southern portion and there are currently 209 platted lots over an area of 188,653 square feet. The property to the immediate north of this site is zoned L4, and to the south are single family plats zoned SF5000. The Montrepose Cemetary is to the east of the site and the Walt Hundley Playfield is directly to the west. While there are no Neighborhood Specific Guidelines for the project, the site is part of the High Point Community and the Seattle Housing Authority has created the High Point Design Book in a cooperative effort with the City of Seattle. These guidelines augment the City of Seattle's design guidelines and support the overall goals of the High Point redevelopment project. We have designed this project to conform to the intent of these guidelines within the framework of the City of Seattle's zoning code.

3. *Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting, views, community landmarks, etc…*

All of the neighboring uses and development fall under the Plat of High Point Community which is a redevelopment project by the Seattle Housing Authority intended to re-integrate the High Point community by reorganizing roads, uses, and housing types in a manner consistent with other neighborhoods within the area.

With respect to our specific project within the High Point Community, the area to the north is in the LR-4 zone and has "for sale" single family detached residential housing either already completed. The area to the south is an existing residential community zoned as SF5000. To the east is a cemetery and to the west is a community park.

Several examples of the types of housing that are typical to the High Point Community lie to the northwest of our proposed project and reflect an architectural style and siting pattern that is typical of West Seattle. These existing homes are two story single family houses or three story townhomes with varying types of entries, siting, and access.

The area to the east is a steep slope and designated as an environmentally critical area with a 15' critical area buffer. There are views looking east out toward the ECA. The proposed site has been designed to maximize view corridors toward the east.

4. *Please describe the applicant's development objective, indicating the types of desired uses, the number of residential units, amount of commercial square footage, and number of parking stalls. Please also include potential requests for departure from development standards.*

The proposed residential housing project has been designed to reflect the redevelopment goals of the High Point Community, as stated in the High Point Design, through a collaborative effort with the Seattle Housing Authority. This process has been ongoing over the last several months with design meetings taking place regularly with the Seattle Housing Authority to discuss alternatives and to review design adjustments made in order to reflect the guidance cues found in the City of Seattle Design Guidelines, The High Point Design Book, and comments received from the Seattle Housing Authority.

From this process we completed our preliminary design which illustrates 17 single-family residences with attached garages, and 37 townhome residences composed of 1 three-plex buildings, 3 four-plex buildings, 2 five-plex buildings and 2 six-plex buildings all with private garages. All of the townhome units will be along 31st Ave. SW. and will have tuck-under garages accessed via a private internal road to the east to take advantage of the sloped site. The single family residences will all incorporate a daylight basement to work with the slope and maximize the available views to the east. The proposed residences will range from 1,600-2,866 square feet and will be around 30'- 40' from average grade to the roof peak. All the single family residences will have their own attached one car garage, while each of the townhome units will have either an attached one or two car garage. All of the residential plans have several varying elevation styles to provide a variety of different appearances to units with similar plans.

Due to the varying lot widths of 15'-34' needed to accommodate the different residential housing types, a boundary line adjustment will need to be completed in order to reorganize the platted lots into the configuration currently planned and our research into the SMC indicates that we will need a departure from the modulation requirements for the townhomes and the single family homes in order to have the project approved.

Design Guidelines

In an effort to create a desirable living environment for the future residents of the High Point, Block 34 project the design team worked closely with the Seattle Housing Authority. The team used the High Point Design Book developed specifically for the High Point Redevelopment Project as the basis for all aspects of the design. Building location, building massing, facade articulation, neighborhood context, color, pedestrian orientation were all issues considered and discussed with Seattle Housing Authority as it relates to the High Point Design Book as well as the City of Seattle's Design Review Guidelines. Several previous design options from other developers were discussed and through collaboration with the City the current proposal was developed to provide an option that provided the most site amenities while minimizing road surface and circulation that would impact the open feel of the site. The following is an outline of those issues most pertinent to the design of the project.

Parking and Vehicle Access & Human Activity
Block 34 sits in the Southeast Corner of the High Point Redevelopment Project directly across 31st Ave. SW from High Point Park. The property is long with most of the frontage along 31st Ave. SW. The site consists of a mix of three-plex to six-plex townhome buildings along 31st Ave. SW and 17 single family homes behind to the east. All homes except one will gain vehicular access off of a new internal private drive running north-south down the center of the site with connection to 31st Ave. SW and SW Myrtle St. The one remaining single family house is accessed directly off of SW Myrtle St. Parking consists of attached garages at the townhomes as well as the single family homes.
Pedestrian access is designed in separate corridors. There are several pedestrian corridors that provide access between the townhome buildings to the houses beyond. This layout provides a diverse community and at the same time a pedestrian friendly streetscape along 31st Ave. SW. while allowing easy pedestrian access from all residences to the public pedestrian corridor and the neighboring parks. By locating the parking off the private drive separated from the pedestrian walks interaction between automobiles and pedestrians is minimized.

Respect for Adjacent Sites
Care has been taken on this project to provide privacy for all the residences. The living spaces and bedrooms have been oriented toward the front and rear of the units, thus minimizing the need for windows on the sides where buildings face each other. The various groupings of houses are separated by pedestrian or vehicular corridors providing greater separation between facades with windows. The back yards of all single family houses will have fenced back yards providing additional privacy for the residence.

Transition Between Residence and Street
All homes facing 31st Ave. SW will be separated from the street by a landscaping strip planted with trees, a public sidewalk, and then private green open space. All of the townhome units along this street will incorporate a private entry porch elevated from the street level providing a space for private recreation that is separate from the public pedestrian corridor. Homes not facing 31st Ave. SW will access the unit by pedestrian corridors oriented perpendicular to the sidewalk. All of these homes will also incorporate a private elevated entry porch. As mentioned above these pedestrian access corridors are separated from the vehicular corridors.

Bulk and Scale Compatibility
The single family homes will be 2 stories with a daylight basement and the townhomes 3 stories. All buildings will be traditional residential in nature, wood framed with hip and gable roofs. The size and character of the buildings will be very similar to other residential buildings in the High Point Redevelopment Project as well as similar to houses and townhomes throughout West Seattle neighborhoods. Great care has been taken to provide both vertical and horizontal articulation on the facades of the buildings. Covered porches and pop-outs of various sizes and variation of the roof elements all contribute to interesting facades that will blend in well with existing neighborhoods.

Architectural Context & Human Scale
As with the bulk and mass of the building design, great care has been taken on the facades of all buildings to provide architectural elements consistent with other homes throughout the West Seattle neighborhoods. Porch columns, architectural details, windows and roof forms are all typical of housing in the surrounding area. All houses have porches in the front which face toward the street or the pedestrian corridor. The porches along with the pedestrian circulation will provide the home passer-bys as well as the home a residential character of a human scale.

PROJECT DEPARTURES

23.45.012 Modulation Requirements - Low Rise Zones

- **Townhomes:**

All the townhome buildings are facing 31st Ave. SW with their west side and these are being considered front facades. All of these facades are 2 stories along the 31st Ave. street front and are more than 40' with a principle entrance and so require modulation.

The front facades of these buildings vary from 57' to 104'-3" wide depending on the number of units in the building. At the street level a 6'-0" deep minimum offset (Entry Porch) is provided varying from 10'-0" to 18'-0" wide. There is also a 1'-4" deep offset is provided through an architectural pop-out extending from the ground to the roof. These features are provided for every unit in varying forms to provide individual character to each building and reduce repetition. These offsets do not meet the 4' deep modulation requirement. We request a departure for the depth of modulation for these bays. The combination of the horizontal and vertical articulation along the front townhome facade and the introduction of the prominent individual entry porches add a considerable amount of variety and interest to the facade. We ask that you consider this variation from the minimum modulation requirements met with the offset articulation.

Interior facades for all the townhome buildings are wider than 40' and require modulation. The side elevations show a 2'-0" offset on both sides of the elevation extending from the middle floor up to the roof. There is also a 12'-2" wide 1'-0" pop-out bay in the center of the façade that extends from the middle floor up through the roof line adding to the modulation and interest of the roofs. The rear elevations reflect the same modulation and style as the front elevation. Every unit has a 6'-0" deep minimum deck on the middle floor with only a portion of it being covered. Depending on how it connects to the adjoining unit it creates a variety of different sized architectural elements across the rear façade. There is also a 1'-4" deep offset provided through an architectural pop-out at every unit extending from the middle floor to the roof. Again this pop-out varies in form and material to reflect the character and variety of the front façade. The offsets do not meet the 4' deep modulation requirement. We request a departure for the depth of modulation. The combination of the horizontal and vertical articulation across the townhome facade adds a considerable amount of variety and interest to the facade along with the provided decks that provide a garage entry appearance set back from the perceived face of the elevation. We ask that you consider this variation from the minimum modulation requirements met with the offset articulation.

- **Single family units:**

All but one of the single family lots have front facades that are not longer than 30' and so do not require modulation. One of the single family lots (Lot 10) has a facade longer than 30' without a primary entrance that faces SW Myrtle St. and therefore requires modulation. Due to their location on the site the longest facade on the house will face SW Myrtle St. and become what is considered the "front facade" even though the actual entry for this house is off of the internal private drive. The 2604 house has a facade length at the middle floor of 61' and a facade length at the top floor of 48'-6". The single family units were developed as a team effort between Polygon Northwest and Seattle Housing Authority. For this house we have developed an "Enhanced" elevation for this lot which are shown on sheet A11. The enhanced elevation will have a 6' wide wrap around porch along with having the additional siding types that would provide a great deal of variation in texture and color and a gable pop-out on the middle and upper floor. In addition a decorative fence and landscaping will be added between the sidewalk and facade to help avoid the blank wall look which is the intent of the modulation requirement. We would like to request a departure for front modulation at the single family home located on lot 10. The added wrap around deck along with variation in siding, color, gable pop-out and landscaping contribute to meet the intent of the modulation requirement.

The interior facades of all single family buildings on the site require modulation if over 40' in length. The side facades of the 2503 and 2604 plans are both over 40' and are affected by this requirement.

The 2503 has a side facade length at the middle floor of 60'-5" and a facade length at the second floor of 45'-6". Modulation has been provided at both sides of the house, but the maximum length of exceeds the 30' maximum length allowed.

The 2604 has a side facade length at the middle floor of 61' and a facade length at the top floor of 48'-6". Modulation has been provided at both sides of the house, but the maximum length of exceeds the 30' maximum length allowed.

Both of these units were developed as a team effort between Polygon Northwest and Seattle Housing Authority. They have been sited on block 34 in essentially the same location and with the same spacing as outlined in the High Point Design Manual. The close spacing of the houses as outlined in the Seattle Design Manuel does not provide significant visual opportunity for pedestrians to view the sides of the houses with the exception of lots 9, 10 and 25. We have oriented these 3 houses so that the side with the most modulation faces the open areas where pedestrians and neighbors could view the interior side. In addition variation in siding type and color has been introduced into the facades divided by a horizontal belly band at the middle floor. The combination of color and siding variation, windows and the introduction of some modulation all contribute to help break up the facades and avoid the blank wall look which is the intent of the modulation requirement. We would like to request a departure for the interior modulation at the single family homes. The combination of the close proximity of the houses to one another, the variation in siding, color and the provided modulation contribute to meet the intent of the interior modulation requirement.

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision

Development Objectives Design Guidelines and Departures

Scale:
Drawn By: DJV/GMG/DRB
Date: 3-13-15
Date Plotted: 3-8-16

High Point Phase III MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05
Sheet No.: **S2**

Departure Summary Table				
STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMENDATION
1. Structure width and depth in low-rise zones. Table 23.45.011A (Building 8 Townhome)	Maximum building width with modulation for Townhomes is 90 feet in Low-rise 2 Zone	Allow a building width of 104'-3" for this building.	Building 8 is located in the L2 zone portion of a site that contains both L2 and L4 zones. The townhomes located within the L4 portion of the site are allowed a width of 150 feet with modulation. The widest of all buildings in both L2 and L4 zones is 104'-3" which is well under the allowed 150' and slightly over the allowed 90' in the L2 Zone. We have provided a 6' deep shift at the center of this particular building to give the appearance that it is two smaller buildings and have provided a good deal of modulation at the lower level porches, roofs and upper level deck roofs.	
2. Side Façade Modulation Standards 23.45.012.B (Building 8 Townhome)	Side Facades. On corner lots, side facades which face the street shall be modulated if greater than forty (40) feet in width for ground-related housing, and thirty (30) feet in width for apartments. Modulation shall not be required for the side facades of terraced housing.	Allow upper floors measuring greater than 40' but less than 50' at the side façade to not meet modulation standards.	Combination of the horizontal and vertical articulation across the façade has been provided in the form of a wrapped entry porch approximately 6 feet in width and vertical bay provided at the upper two levels. This vertical bay also modulates the roofline creating interest. siding and material break up also provides greater interest.	
3. Interior Modulation Standards 23.45.012.C (Townhome Buildings 1-8)	Interior Facades. Within a cluster development all interior facades wider than forty (40) feet shall be modulated according to the standards of subsection D of Section 23.45.012, provided that the maximum modulation width shall be forty (40) feet.	Allow upper floors at the sides of all buildings measuring greater than 40' but less than 50' at the interior facades to not meet modulation standards.	Combination of the horizontal and vertical articulation across the townhome façades has been used to create variation to the façade.	
4. Interior Modulation Standards 23.45.012.C (Townhome Buildings 1-8)	Interior Facades. Within a cluster development all interior facades wider than forty (40) feet shall be modulated according to the standards of subsection D of Section 23.45.012, provided that the maximum modulation width shall be forty (40) feet.	Allow rear facades that face the private drive to not meet modulation requirements of 4' deep.	All rear elevations have a combination of rear decks that are a minimum of 6' deep and have widths that range from 16 to 18 feet. Garages to all townhomes are recessed from the fronts of all decks and a combination of horizontal and vertical articulation across the townhome façades has been used to create variation to the façade along with varying deck roofs that help break up the mass and reinforse a sense of verticality and individualism.	
5. Side Façade Modulation Standards 23.45.012.B (Buildings 1 & 2 Townhomes)	Side Facades. On corner lots, side facades which face the street shall be modulated if greater than forty (40) feet in width for ground-related housing, and thirty (30) feet in width for apartments. Modulation shall not be required for the side facades of terraced housing.	Allow upper floors measuring 48'-6" at side façade to not meet modulation standards.	Combination of the horizontal and vertical articulation across the townhome façade used to create variation to the façade.	
6. Side Façade Modulation Standards 23.45.012.B (Building 10 Single Family Residence	Side Facades. On corner lots, side facades which face the street shall be modulated if greater than forty (40) feet in width for ground-related housing, and thirty (30) feet in width for apartments. Modulation shall not be required for the side facades of terraced housing.	Allow upper floors measuring greater than 40' but less than 50' at the side façade to not meet modulation standards.	Combination of the horizontal and vertical articulation across the façade in the form of a wrapped entry porch approximately 6 feet in width and vertical bay provided at the upper two levels. This vertical bay also modulates the roofline creating interest. siding and material break up also provides greater interest.	
7. Interior Modulation Standards 23.45.012.C (Single Family Residential buildings 9-25)	Interior Facades. Within a cluster development all interior facades wider than forty (40) feet shall be modulated according to the standards of subsection D of Section 23.45.012, provided that the maximum modulation width shall be forty (40) feet.	Allow upper floors at the sides of all buildings measuring greater than 40' but less than 50' at the interior facades to not meet modulation standards.	Combination of the horizontal and vertical articulation across the townhome façades has been used to create variation to the façade.	

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No. Date Revision

Departures

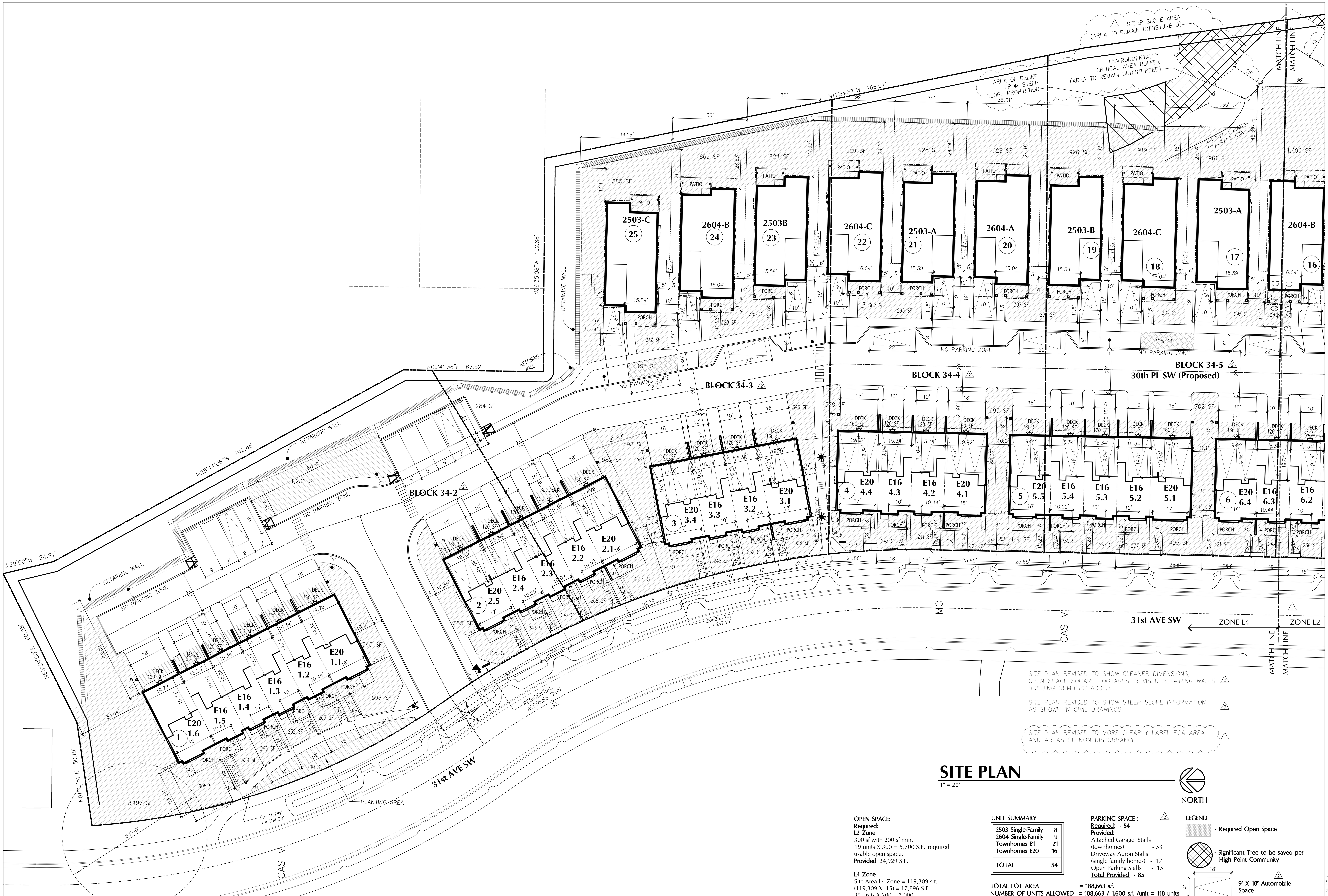
Scale:
Drawn By: DJV/GMG/DRB
Date: 3-13-15
Date Plotted: 3-14-16

High Point Phase III MUP Submittal Package

At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05
Sheet No.: S2.1



SITE PLAN

1" = 20'

OPEN SPACE:

Required:

L2 Zone

300 sf with 200 sf min.
19 units X 300 = 5,700 S.F. required usable open space.
Provided 24,929 S.F.

L4 Zone

Site Area L4 Zone = 119,309 s.f.
(119,309 X .15) = 17,896 S.F
35 units X 200 = 7,000.
17,896 + 7,000 = 24,896 S.F. required usable open space.
Provided 35,789 S.F.

Total: Provided 60,718 S.F usable open space.

UNIT SUMMARY

2503 Single-Family	8
2604 Single-Family	9
Townhomes E1	21
Townhomes E20	16
TOTAL	54

TOTAL LOT AREA = 188,663 s.f.
NUMBER OF UNITS ALLOWED = 188,663 / 1,600 s.f. /unit = 118 units
NUMBER OF UNITS PROVIDED = 54 units

PARKING SPACE : (2)

Required: - 54
Provided:
Attached Garage Stalls (townhomes) - 53
Driveway Apron Stalls (single family homes) - 17
Open Parking Stalls - 15
Total Provided - 85

LEGEND

- Required Open Space
- Significant Tree to be saved per High Point Community
- 9' X 18' Automobile Space (2)

H:\1405\16_0314 SITE PLAN.DWG

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5052 REGISTERED ARCHITECT
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No.	Date	Revision
4	5-17-2016	PERMIT CORRECTIONS
3	4-19-2016	PERMIT CORRECTIONS
2	3-10-2016	Permit Corrections
1	9-14-2015	DPD CORRECTION NOTICE 1

SITE PLAN

Scale:	Drawn By:	Date:	Date Plotted:
1"=30'	DJV/GMG/DRB	3-13-15	5-18-16

High Point Phase III
MUP Submittal Package
At High Point Block 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05
Sheet No.: **S3**

SITE PLAN

1" = 20'

NORTH

OPEN SPACE:
Required:
L2 Zone
300 sf with 200 sf min.
19 units X 300 = 5,700 S.F. required usable open space.
Provided 24,929 S.F.

L4 Zone
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LEGEND
- Required Open Space
- Significant Tree to be saved per High Point Community
- 9' X 18' Automobile Space

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	9-14-2015	DPD CORRECTION NOTICE 1
2	3-10-2016	Permit Corrections
3	4-19-2016	PERMIT CORRECTIONS
4	5-17-2016	PERMIT CORRECTIONS

SITE PLAN

Scale:	Drawn By:	Date:	Date Plotted:
1"=30'	DJV/GMG/DRB	3-13-15	5-18-16

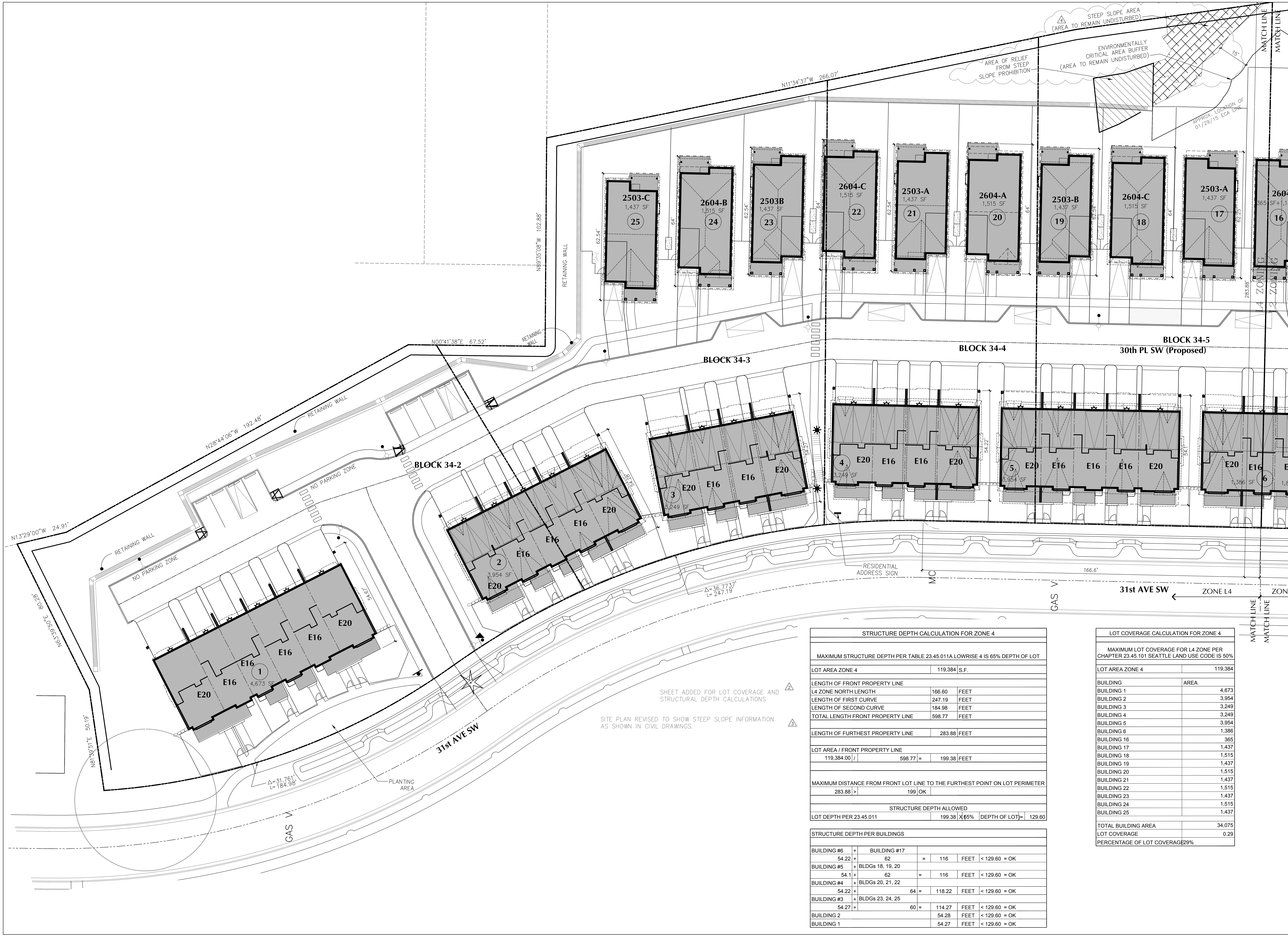
High Point Phase III MUP Submittal Package

At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

1405\16_0314 SITE PLAN.DWG

Job No.: 14-05
Sheet No.: S4



STRUCTURE DEPTH CALCULATION FOR ZONE 4							
MAXIMUM STRUCTURE DEPTH PER TABLE 23.45.011A LOWRISE 4 IS 65% DEPTH OF LOT							
LOT AREA ZONE 4				119,384	S.F.		
LENGTH OF FRONT PROPERTY LINE							
L4 ZONE NORTH LENGTH				166.60	FEET		
LENGTH OF FIRST CURVE				247.19	FEET		
LENGTH OF SECOND CURVE				184.98	FEET		
TOTAL LENGTH FRONT PROPERTY LINE				598.77	FEET		
LENGTH OF FURTHEST PROPERTY LINE				283.88	FEET		
LOT AREA / FRONT PROPERTY LINE							
119,384.00	/	598.77	=	199.38	FEET		
MAXIMUM DISTANCE FROM FRONT LOT LINE TO THE FURTHEST POINT ON LOT PERIMETER							
283.88	>	199	OK				
STRUCTURE DEPTH ALLOWED							
LOT DEPTH PER 23.45.011				199.38	X (65%	DEPTH OF LOT) =	129.60

STRUCTURE DEPTH PER BUILDINGS						
BUILDING #6	+	BUILDING #17				
54.22	+	62	=	116	FEET	< 129.60 = OK
BUILDING #5	+	BLDGs 18, 19, 20				
54.1	+	62	=	116	FEET	< 129.60 = OK
BUILDING #4	+	BLDGs 20, 21, 22				
54.22	+	64	=	118.22	FEET	< 129.60 = OK
BUILDING #3	+	BLDGs 23, 24, 25				
54.27	+	60	=	114.27	FEET	< 129.60 = OK
BUILDING 2				54.28	FEET	< 129.60 = OK
BUILDING 1				54.27	FEET	< 129.60 = OK

LOT COVERAGE CALCULATION FOR ZONE 4	
MAXIMUM LOT COVERAGE FOR L4 ZONE PER CHAPTER 23.45.101 SEATTLE LAND USE CODE IS 50%	
LOT AREA ZONE 4	119,384
BUILDING	AREA
BUILDING 1	4,673
BUILDING 2	3,954
BUILDING 3	3,249
BUILDING 4	3,249
BUILDING 5	3,954
BUILDING 6	1,386
BUILDING 16	365
BUILDING 17	1,437
BUILDING 18	1,515
BUILDING 19	1,437
BUILDING 20	1,515
BUILDING 21	1,437
BUILDING 22	1,515
BUILDING 23	1,437
BUILDING 24	1,515
BUILDING 25	1,437
TOTAL BUILDING AREA	34,075
LOT COVERAGE	0.29
PERCENTAGE OF LOT COVERAGE	29%

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LOT COVERAGE ZONE L4

Scale:	Drawn By:	Date:	Date Plotted:
1"=20'	DJV/GMG/DRB	3-13-15	5-18-16

High Point Phase III MUP Submittal Package

At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05
Sheet No.: S5

SHEET ADDED FOR LOT COVERAGE AND STRUCTURAL DEPTH CALCULATIONS (2)

SITE PLAN REVISED TO SHOW STEEP SLOPE INFORMATION AS SHOWN IN CIVIL DRAWINGS. (3)

SITE PLAN REVISED TO MORE CLEARLY LABEL ECA AREA AND AREAS OF NON DISTURBANCE (4)

STRUCTURE DEPTH CALCULATION FOR ZONE 2							
MAXIMUM STRUCTURE DEPTH PER TABLE 23.45.011A LOWRISE 4 IS 65% DEPTH OF LOT							
LOT AREA ZONE 2				69,280	S.F.		
LENGTH OF FRONT PROPERTY LINE							
L2 ZONE				250.27	FEET		
TOTAL LENGTH FRONT PROPERTY LINE				250.27	FEET		
LENGTH OF FURTHEST PROPERTY LINE				299.12	FEET		
LOT AREA / FRONT PROPERTY LINE							
69,280.00	/	250.27	=	276.82	FEET		
MAXIMUM DISTANCE FROM FRONT LOT LINE TO THE FURTHEST POINT ON LOT PERIMETER							
299.12	>	276.82	OK				
STRUCTURE DEPTH ALLOWED							
LOT DEPTH PER 23.45.011				276.82	X (65%	DEPTH OF LOT) =	179.93

STRUCTURE DEPTH PER BUILDINGS						
BUILDING #6	+	BLDGs 15, 16, 17				
54.22	+	64	=	118	FEET	< 179.93 = OK
BUILDING #7	+	BLDGs 18, 19, 20				
54.28	+	64	=	118	FEET	< 179.93 = OK
BUILDING #8	+	BLDGs 9, 10, 11, 12, 13				
54.28	+	64 + 41.84	=	160.12	FEET	< 179.93 = OK

LOT COVERAGE CALCULATION FOR ZONE 2	
MAXIMUM LOT COVERAGE FOR L2 ZONE PER CHAPTER 23.45.101 SEATTLE LAND USE CODE IS 50%	
LOT AREA ZONE 2	69,280
BUILDING	AREA
BUILDING 6	1,863
BUILDING 7	2,543
BUILDING 8	4,763
BUILDING 9	1,515
BUILDING 10	1,559
BUILDING 11	1,437
BUILDING 12	1,515
BUILDING 13	1,437
BUILDING 24	1,515
BUILDING 15	1,437
BUILDING 16	1,150
TOTAL BUILDING AREA	20,734
LOT COVERAGE	0.30
PERCENTAGE OF LOT COVERAGE	30%

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LOT COVERAGE ZONE L2

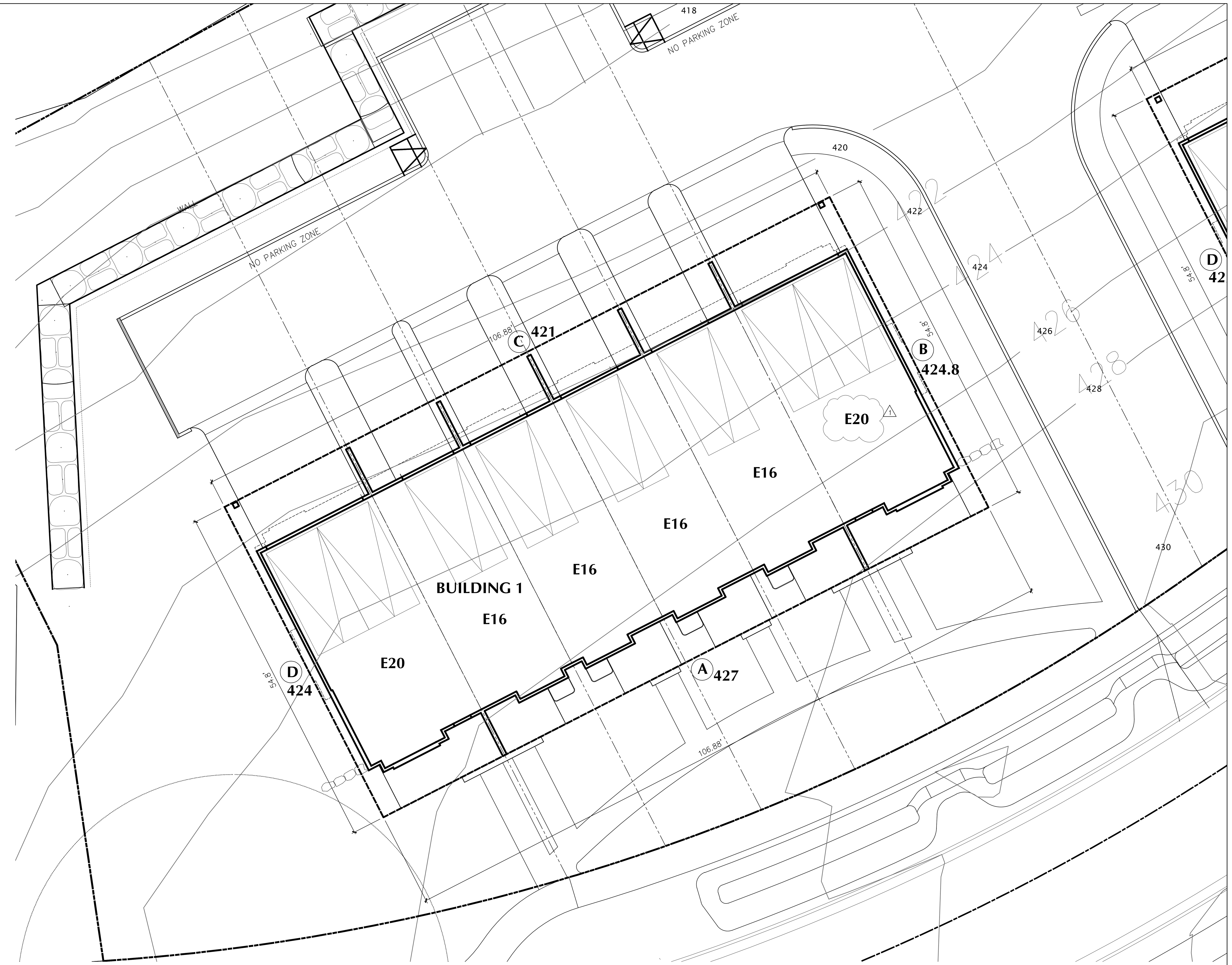
Scale:	Drawn By:	Date:	Date Plotted:
1"=30'	DJV/GMG/DRB	3-13-15	5-18-16

High Point Phase III MUP Submittal Package

At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05
Sheet No.: S6



ENLARGED SITE PLANS

1" = 10'

NORTH

Building Code:	2009 Seattle Municipal Code Director's Rule 4-2012
23.86.006	The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**
23.45.009 Structure Height	Lowrise 2 = Twenty five (25) Feet Lowrise 4 = Thirty Seven (37) Feet
C. Pitched roofs:	1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched. 3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).
Director's Rule 4-2012 General rule:	Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).** **Formula 2: Enclosing Rectangle.** Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.

BUILDING 1 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 1 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2

A			B			C			D
427.0 * 106.9	+		424.8 * 54.8	+		421.0 * 106.9	+		424.0 * 54.8
106.9	+		54.8	+		106.9	+		54.8
45,637.8	+		23,279.0	+		44,996.5	+		23,235.2
					323.4				
			137,148.5 / 323.4				=		424.1

NOTE: SEE SHEET S7 FOR ENLARGED SITE PLAN

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ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-08-2016	DPD CORRECTION NOTICE 2
1	3-08-2016	DPD CORRECTION NOTICE 2

ENLARGED SITE PLAN
Building Height Calculations

Scale:	Drawn By:	Date:	Date Plotted:
1"=30'	DJV/GMG/DRB	3-13-15	3-14-16

High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05
Sheet No.: **S7**

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade.
(All existing grades are lower than finished grades).

23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs: 1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

Director's Rule 4-2012
General rule:

Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.

BUILDING 2 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 2 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
431.0 * 90.9 +	428.0 * 54.8 +	423.8 * 90.9 +	427.0 * 54.8
90.9 +	54.8 +	90.9	+ 54.8
39,169.3 +	23,454.4 +	38,510.4 +	23,399.6
291.4			
124,533.7 / 291.4		=	427.4

NOTE: SEE SHEET S8 FOR ENLARGED SITE PLAN

BUILDING 3 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 3 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
433.0 * 74.9 +	430.0 * 54.8 +	425.8 * 74.9 +	428.3 * 54.8
74.9 +	54.8 +	74.9	+ 54.8
32,423.0 +	23,564.0 +	31,883.9 +	23,470.8
259.4			
111,341.8 / 259.4		=	429.3

NOTE: SEE SHEET S8 FOR ENLARGED SITE PLAN

BUILDING 4 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 4 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
436.0 * 74.9 +	435.5 * 54.8 +	429.0 * 74.9 +	430.3 * 54.8
74.9 +	54.8 +	74.9	+ 54.8
32,647.7 +	23,865.4 +	32,123.5 +	23,580.4
259.4			
112,217.0 / 259.4		=	432.7

NOTE: SEE SHEET S8 FOR ENLARGED SITE PLAN

ENLARGED SITE PLANS

1" = 10'

NORTH

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STATE OF WASHINGTON

No.	Date	Revision
1	3-08-2016	DPD CORRECTION NOTICE 2
2	3-08-2016	DPD CORRECTION NOTICE 2

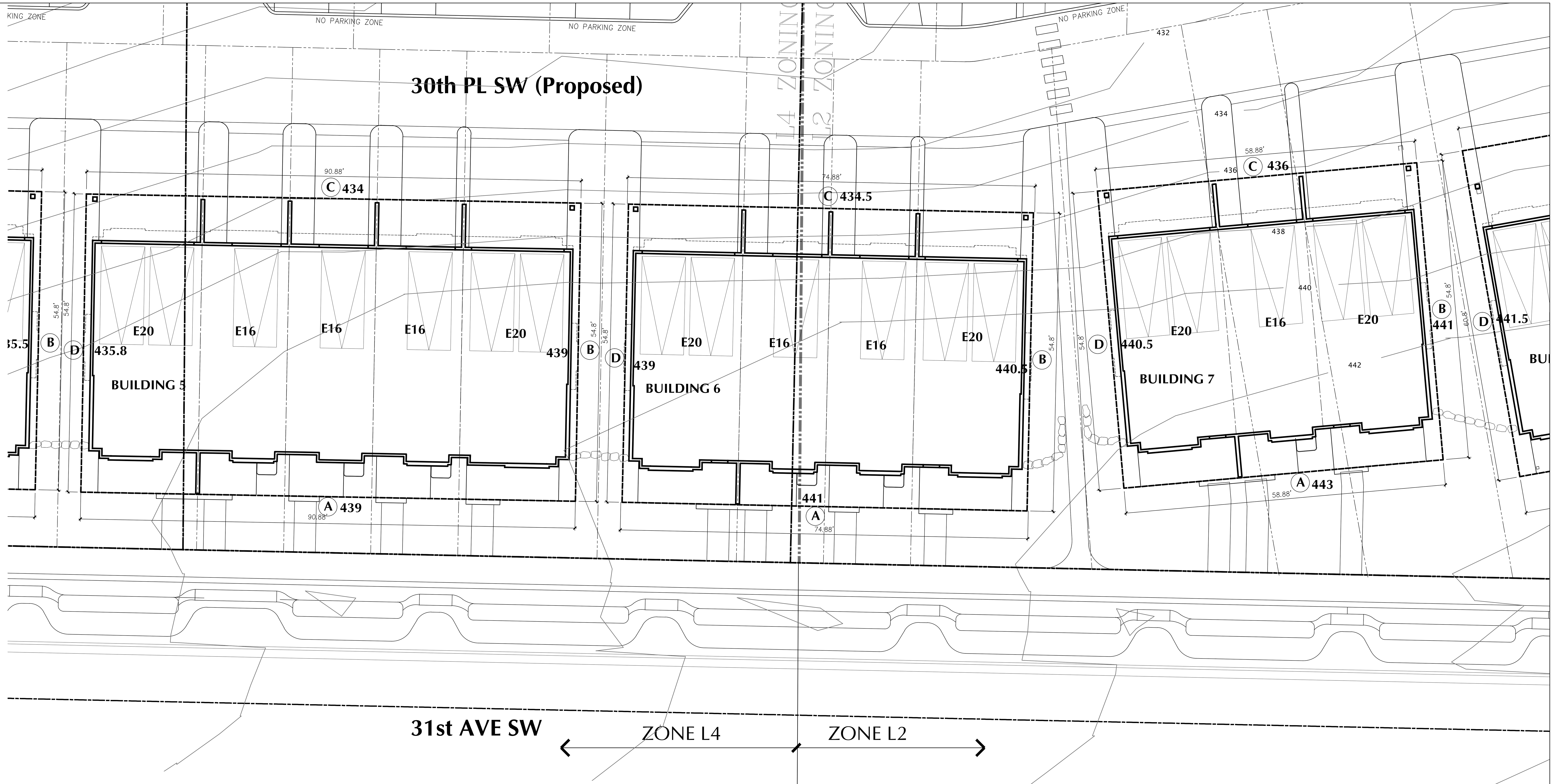
ENLARGED SITE PLAN
Building Height Calculations

Scale: 1"=30'
Drawn By: DJV/GMG/DRB
Date: 3-13-15
Date Plotted: 3-8-16

High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05
Sheet No.: S8



Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade.
(All existing grades are lower than finished grades).

23.45.009 Structure Height
Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs:

1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

Director's Rule 4-2012
General rule:

Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.

BUILDING 5 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 5 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2										
A			B			C			D	
439.0 * 90.9	+		439.0 * 54.8	+		434.0 * 90.9	+		435.8 * 54.8	
90.9	+		54.8	+		90.9	+		54.8	
39,896.3	+		24,057.2	+		39,441.9	+		23,881.8	
				291.4						
			127,277.3							
			291.4				=		436.8	

NOTE: SEE SHEET S9 FOR ENLARGED SITE PLAN

BUILDING 6 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 6 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2										
A			B			C			D	
441.0 * 74.9	+		440.5 * 54.8	+		434.5 * 74.9	+		439.0 * 54.8	
74.9	+		54.8	+		74.9	+		54.8	
33,022.1	+		24,139.4	+		32,535.4	+		24,057.2	
				259.4						
			113,754.0							
			259.4				=		438.6	

NOTE: SEE SHEET S9 FOR ENLARGED SITE PLAN

BUILDING 7 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 7 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2										
A			B			C			D	
443.0 * 58.9	+		441.0 * 54.8	+		436.0 * 58.9	+		440.5 * 54.8	
58.9	+		54.8	+		58.9	+		54.8	
26,083.8	+		24,166.8	+		25,671.7	+		24,139.4	
				227.4						
			100,061.7							
			227.4				=		440.1	

NOTE: SEE SHEET S9 FOR ENLARGED SITE PLAN

ENLARGED SITE PLANS

1" = 10'

NORTH

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No.	Date	Revision
1	3-08-2016	DPD CORRECTION NOTICE 2

ENLARGED SITE PLAN
Building Height Calculations

Scale:	Drawn By:	Date:	Date Plotted:
1"=30'	DJV/GMG/DRB	3-13-15	3-8-16

High Point Phase III
MUP Submittal Package
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Seattle Washington

Polygon WLH, LLC

Job No.: 14-05

Sheet No.: **S9**

Building Code:	2009 Seattle Municipal Code Director's Rule 4-2012
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23.45.009 Structure Height	Lowrise 2 = Twenty five (25) Feet Lowrise 4 = Thirty Seven (37) Feet
C. Pitched roofs:	1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched. 3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).
Director's Rule 4-2012 General rule:	Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).** **Formula 2: Enclosing Rectangle.** Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.

ENLARGED SITE PLANS

1" = 10'

NORTH

BUILDING 8 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 8 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
444.1 * 106.9 +	439.5 * 60.8 +	437.0 * 106.9 +	441.5 * 60.8
106.9 +	60.8 +	106.9 +	60.8
47,465.4 +	26,721.6 +	46,706.6 +	26,843.2
335.4			
147,736.8 / 335.4	=	440.5	

NOTE: SEE SHEET S10 FOR ENLARGED SITE PLAN

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ENLARGED SITE PLAN
Building Height Calculations

Scale: 1"=30' | Drawn By: DJV/GMG/DRB | Date: 3-13-15 | Date Plotted: 3-8-16

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At High Point BLock 34
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Job No.: 14-05

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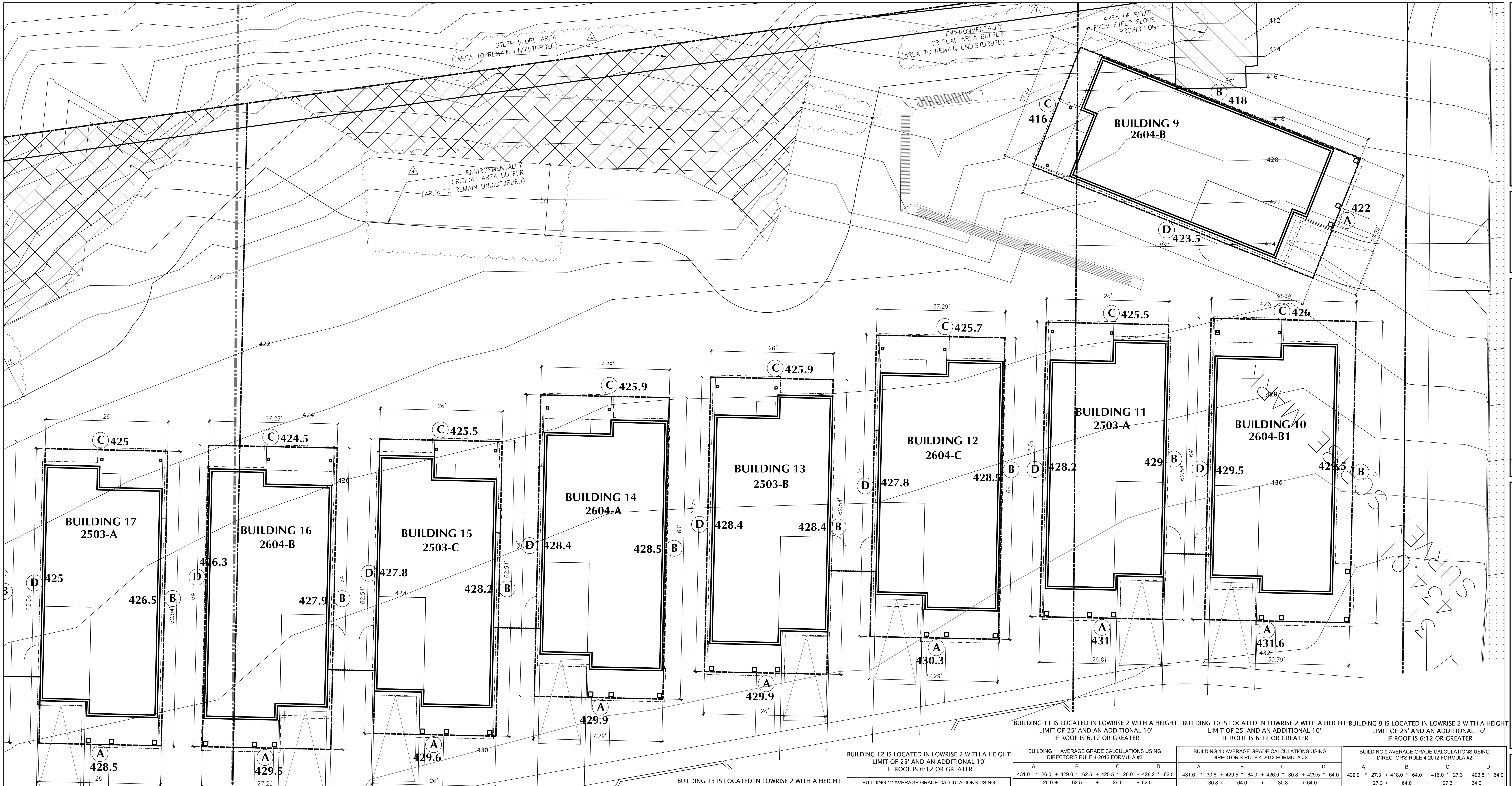

BUILDING 17 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 17 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
428.5 * 26.0	+ 426.5 * 62.5	+ 425.0 * 26.0	+ 425.0 * 62.5
26.0 +	62.5 +	26.0	+ 62.5
11,141.0 +	26,673.3 +	11,050.0 +	26,579.5
177.1			
75,443.8 / 177.1	= 426.0		

NOTE: SEE SHEET S11 FOR ENLARGED SITE PLAN

BUILDING 16 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 16 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
429.5 * 27.3	+ 427.9 * 64.0	+ 424.5 * 27.3	+ 426.3 * 64.0
27.3 +	64.0 +	27.3	+ 64.0
11,721.1 +	27,385.6 +	11,584.6 +	27,283.2
182.6			
77,974.5 / 182.6	= 427.1		

NOTE: SEE SHEET S11 FOR ENLARGED SITE PLAN

BUILDING 15 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 15 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
429.6 * 26.0	+ 428.2 * 62.5	+ 425.5 * 26.0	+ 427.8 * 62.5
26.0 +	62.5 +	26.0	+ 62.5
11,169.6 +	26,779.6 +	11,063.0 +	26,754.6
177.1			
75,766.8 / 177.1	= 427.9		

NOTE: SEE SHEET S11 FOR ENLARGED SITE PLAN

BUILDING 14 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 14 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
429.9 * 64.0	+ 428.5 * 27.3	+ 425.9 * 64.0	+ 428.4 * 27.3
64.0 +	27.3 +	64.0	+ 27.3
27,513.6 +	11,693.8 +	27,257.6 +	11,691.0
182.6			
78,156.0 / 182.6	= 428.1		

NOTE: SEE SHEET S11 FOR ENLARGED SITE PLAN

BUILDING 13 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 13 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
429.9 * 26.0	+ 428.4 * 62.5	+ 425.9 * 26.0	+ 428.4 * 62.5
26.0 +	62.5 +	26.0	+ 62.5
11,177.4 +	26,792.1 +	11,073.4 +	26,792.1
177.1			
75,835.1 / 177.1	= 428.3		

NOTE: SEE SHEET S11 FOR ENLARGED SITE PLAN

BUILDING 12 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 12 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
430.3 * 27.3	+ 428.5 * 64.0	+ 425.7 * 27.3	+ 427.8 * 64.0
27.3 +	64.0 +	27.3	+ 64.0
11,742.9 +	27,424.0 +	11,617.4 +	27,379.2
182.6			
78,163.4 / 182.6	= 428.1		

NOTE: SEE SHEET S11 FOR ENLARGED SITE PLAN

BUILDING 11 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 11 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
431.0 * 26.0	+ 429.0 * 62.5	+ 425.5 * 26.0	+ 428.2 * 62.5
26.0 +	62.5 +	26.0	+ 62.5
11,206.0 +	26,829.7 +	11,063.0 +	26,779.6
177.1			
75,878.3 / 177.1	= 428.5		

NOTE: SEE SHEET S11 FOR ENLARGED SITE PLAN

BUILDING 10 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 10 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
431.6 * 30.8	+ 429.5 * 64.0	+ 426.0 * 30.8	+ 429.5 * 64.0
30.8 +	64.0 +	30.8	+ 64.0
13,289.0 +	27,488.0 +	13,116.5 +	27,488.0
189.6			
81,381.5 / 189.6	= 429.3		

NOTE: SEE SHEET S11 FOR ENLARGED SITE PLAN

BUILDING 9 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 9 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
422.0 * 27.3	+ 418.0 * 64.0	+ 416.0 * 27.3	+ 423.5 * 64.0
27.3 +	64.0 +	27.3	+ 64.0
11,516.4 +	26,752.0 +	11,352.6 +	27,104.0
182.6			
76,725.0 / 182.6	= 420.2		

NOTE: SEE SHEET S11 FOR ENLARGED SITE PLAN

SHEET ADDED FOR BUILDING HEIGHT CALCULATIONS (1)

SITE PLAN REVISED TO SHOW STEEP SLOPE INFORMATION AS SHOWN IN CIVIL DRAWINGS. (3)

ENLARGED SITE PLANS

1" = 10'

NORTH

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade.
(All existing grades are lower than finished grades).

23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs: 1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

Director's Rule 4-2012 General rule:

Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.

H:\1405\ENLARGED SITE PLANS.DWG

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
4	5-17-2016	PERMIT CORRECTIONS
3	4-19-2016	PERMIT CORRECTIONS
2	3-08-2016	DPD CORRECTION NOTICE 2
1	3-08-2016	DPD CORRECTION NOTICE 2

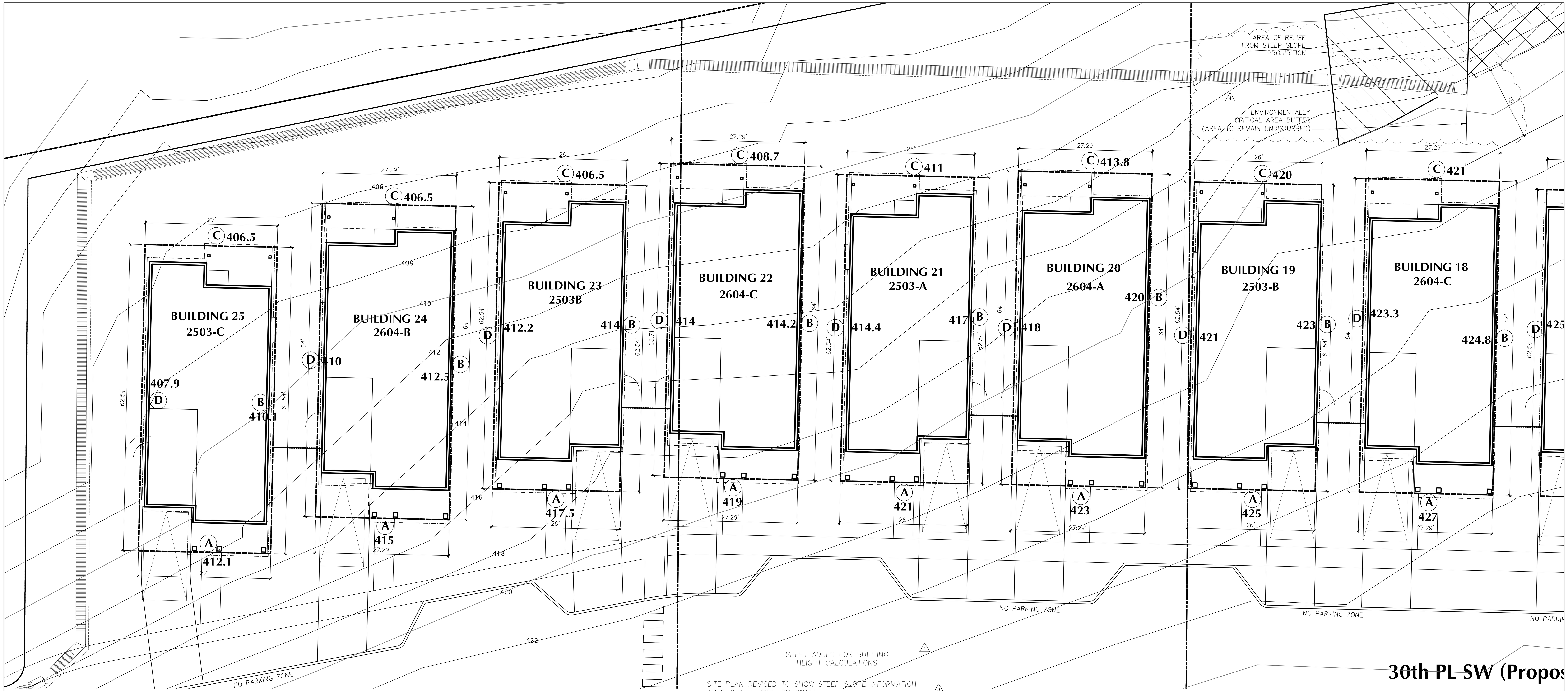
ENLARGED SITE PLAN
Building Height Calculations

Scale: 1"=30'
Drawn By: DJV/GMG/DRB
Date: 3-13-15
Date Plotted: 5-18-16

High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05
Sheet No.: S11



BUILDING 25 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 25 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
412.1 * 27.0 +	410.1 * 62.5 +	406.5 * 27.0 +	407.9 * 62.5
27.0 +	62.5 +	27.0 +	62.5
11,126.7 +	25,647.7 +	10,975.5 +	25,510.1
179.1			
73,259.9 / 179.1 = 409.1			

NOTE: SEE SHEET S12 FOR ENLARGED SITE PLAN

BUILDING 24 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 24 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
415.0 * 27.3 +	412.5 * 64.0 +	406.5 * 27.3 +	410.0 * 64.0
27.3 +	64.0 +	27.3 +	64.0
11,325.4 +	26,400.0 +	11,093.4 +	26,240.0
182.6			
75,058.7 / 182.6 = 411.1			

NOTE: SEE SHEET S12 FOR ENLARGED SITE PLAN

BUILDING 23 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 23 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
417.5 * 26.0 +	414.0 * 62.5 +	406.5 * 26.0 +	412.2 * 62.5
26.0 +	62.5 +	26.0 +	62.5
10,855.0 +	25,891.6 +	10,569.0 +	25,779.0
177.1			
73,094.5 / 177.1 = 412.8			

NOTE: SEE SHEET S12 FOR ENLARGED SITE PLAN

BUILDING 22 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 22 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
419.0 * 27.3 +	414.2 * 64.0 +	408.7 * 27.3 +	414.0 * 64.0
27.3 +	64.0 +	27.3 +	64.0
11,434.5 +	26,508.8 +	11,153.4 +	26,496.0
182.6			
75,592.7 / 182.6 = 414.0			

NOTE: SEE SHEET S12 FOR ENLARGED SITE PLAN

BUILDING 21 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 21 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
421.0 * 26.0 +	417.0 * 62.5 +	411.0 * 26.0 +	414.4 * 62.5
26.0 +	62.5 +	26.0 +	62.5
10,946.0 +	26,079.2 +	10,686.0 +	25,916.6
177.1			
73,627.8 / 177.1 = 415.8			

NOTE: SEE SHEET S12 FOR ENLARGED SITE PLAN

BUILDING 20 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 20 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
423.0 * 27.3 +	420.0 * 64.0 +	413.8 * 27.3 +	418.0 * 64.0
27.3 +	64.0 +	27.3 +	64.0
11,543.7 +	26,880.0 +	11,292.6 +	26,752.0
182.6			
76,468.3 / 182.6 = 418.8			

NOTE: SEE SHEET S12 FOR ENLARGED SITE PLAN

BUILDING 19 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 19 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
425.0 * 26.0 +	423.0 * 62.5 +	420.0 * 26.0 +	421.0 * 62.5
26.0 +	62.5 +	26.0 +	62.5
11,050.0 +	26,437.5 +	10,920.0 +	26,312.5
177.0			
74,720.0 / 177.0 = 422.1			

NOTE: SEE SHEET S12 FOR ENLARGED SITE PLAN

BUILDING 18 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 18 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
427.0 * 27.3 +	424.8 * 64.0 +	421.0 * 27.3 +	423.3 * 64.0
27.3 +	64.0 +	27.3 +	64.0
11,652.8 +	27,187.2 +	11,489.1 +	27,091.2
182.6			
77,420.3 / 182.6 = 424.0			

NOTE: SEE SHEET S12 FOR ENLARGED SITE PLAN

ENLARGED SITE PLANS

1" = 10'

NORTH

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

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Lowrise 4 = Thirty Seven (37) Feet

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Director's Rule 4-2012
General rule:

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
4	5-17-2016	PERMIT CORRECTIONS
3	4-19-2016	PERMIT CORRECTIONS
2	3-08-2016	DPD CORRECTION NOTICE 2
1	3-08-2016	DPD CORRECTION NOTICE 2

ENLARGED SITE PLAN
Building Height Calculations

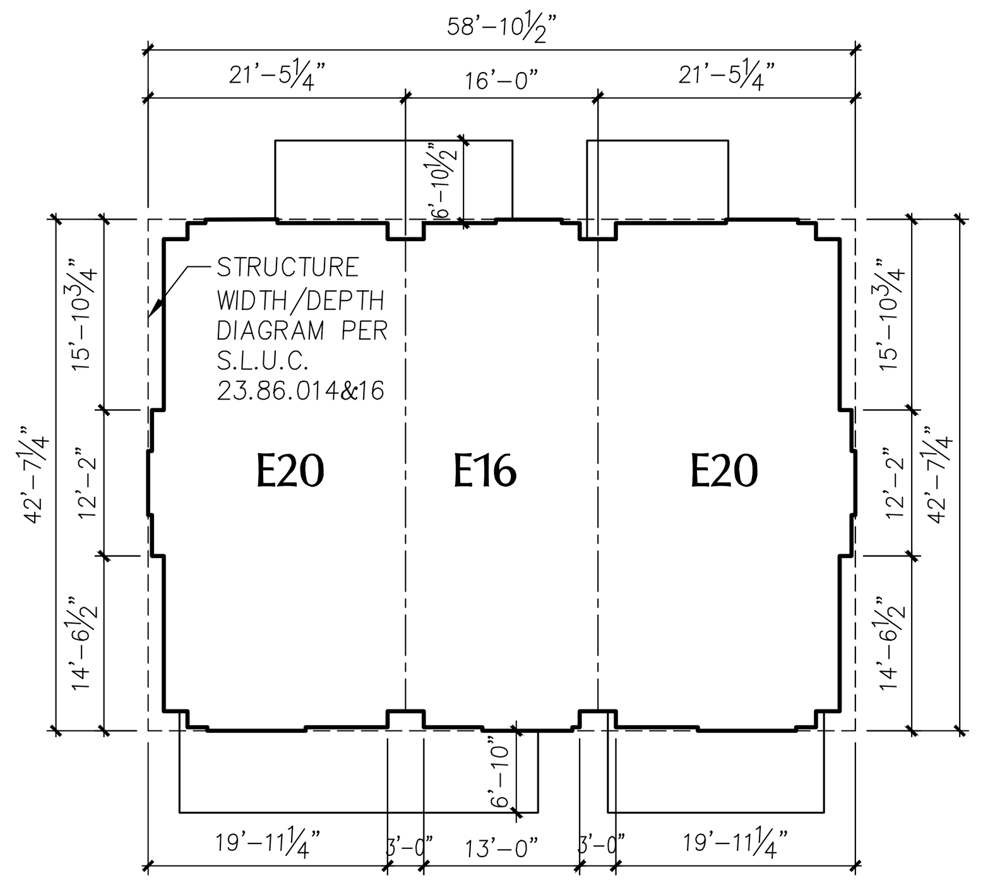
Scale:	Drawn By:	Date:	Date Plotted:
1"=30'	DJV/GMG/DRB	3-13-15	5-18-16

High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington

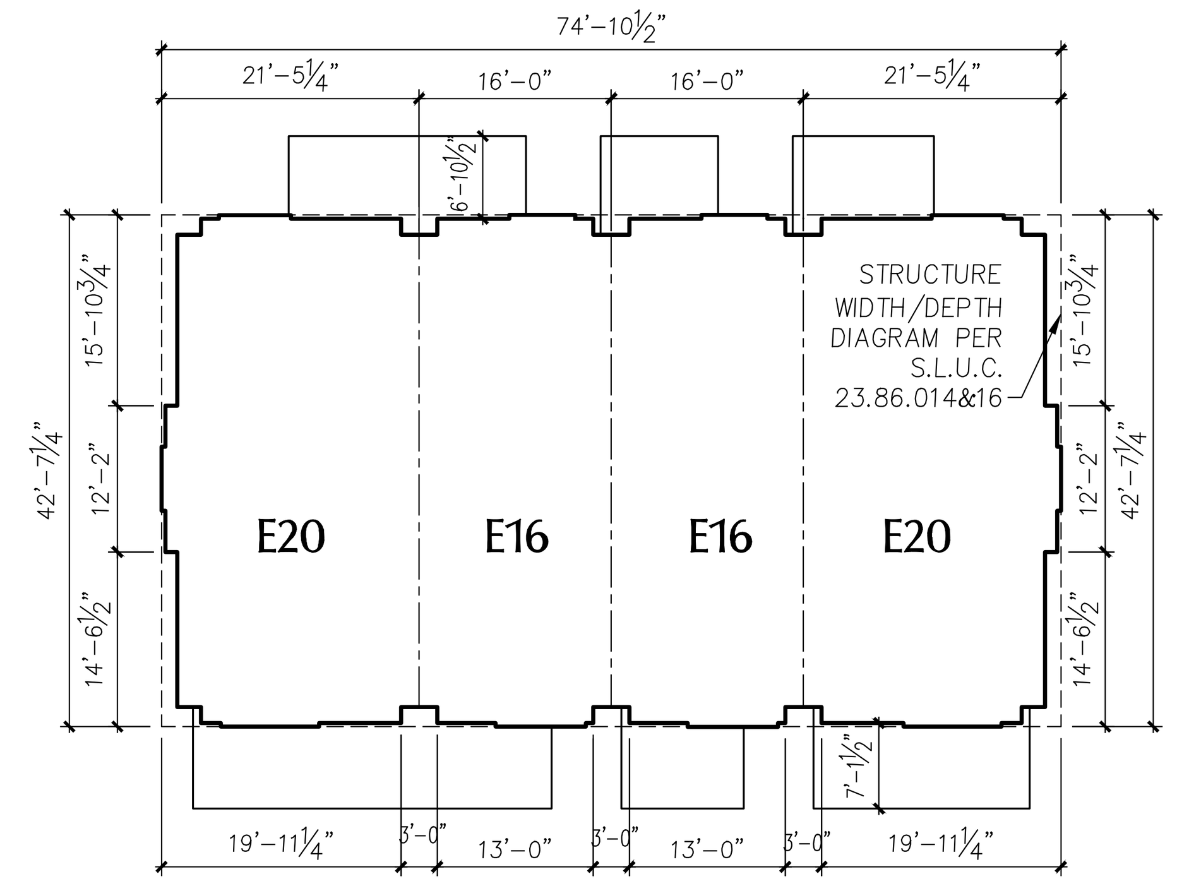
Polygon WLH, LLC

H:\1405\ENLARGED SITE PLANS.DWG

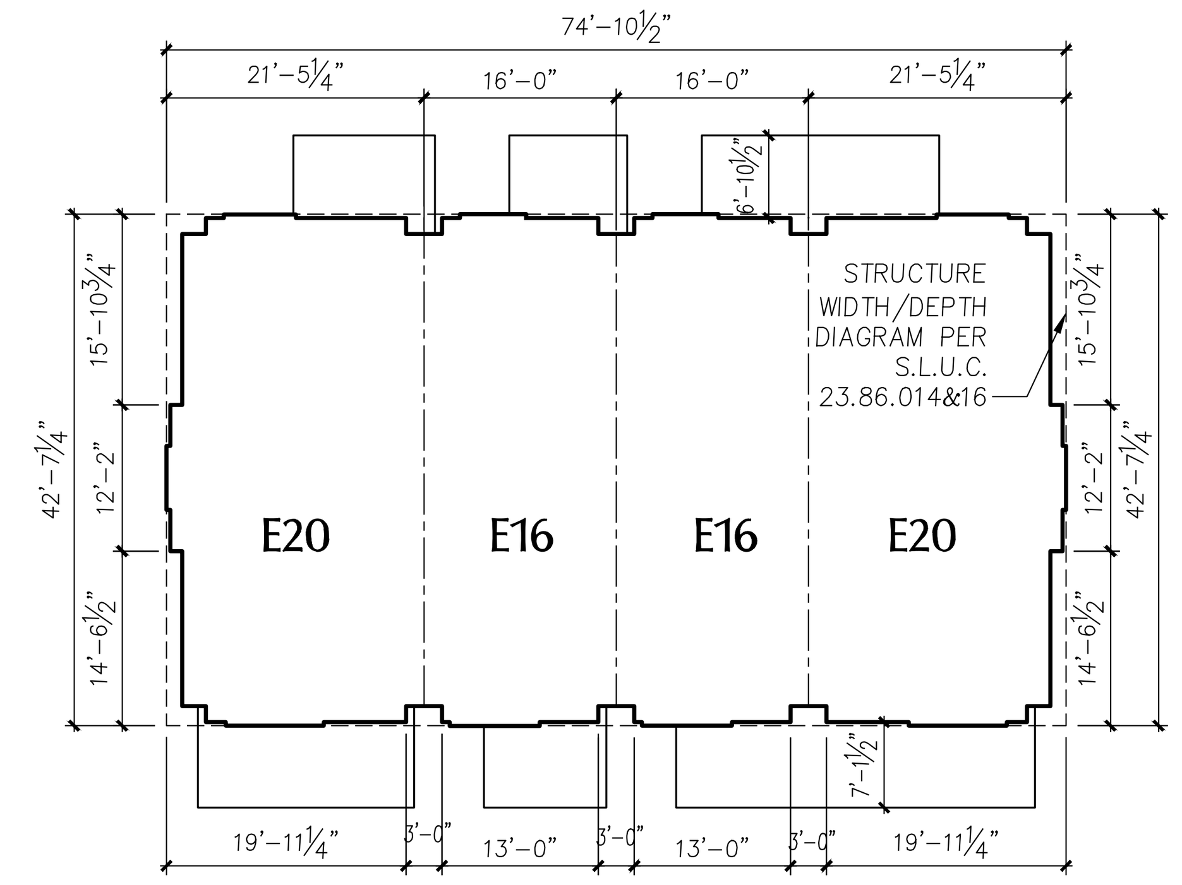
Job No.: 14-05
Sheet No.: S12



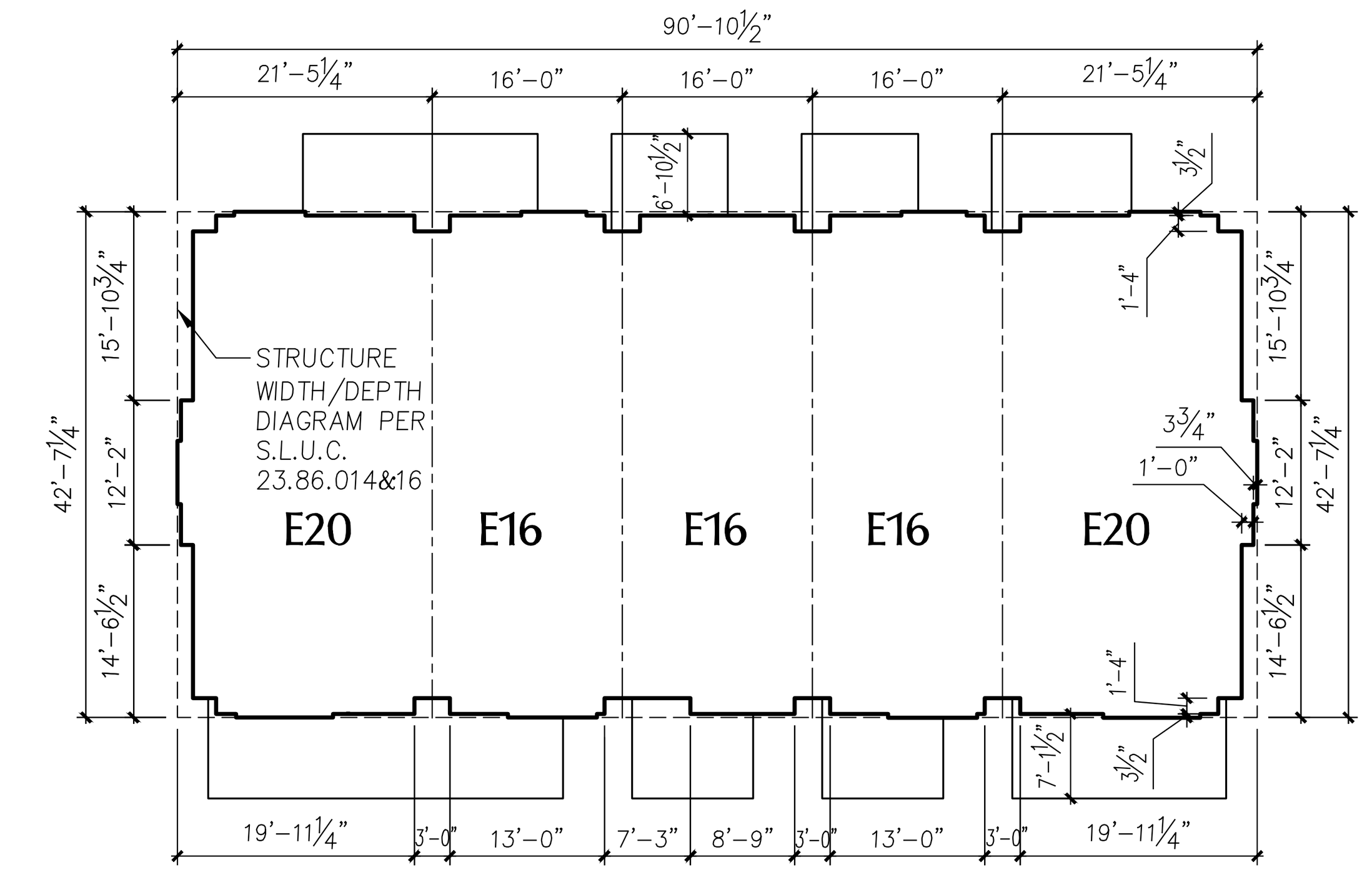
Building 7 Upper Floor



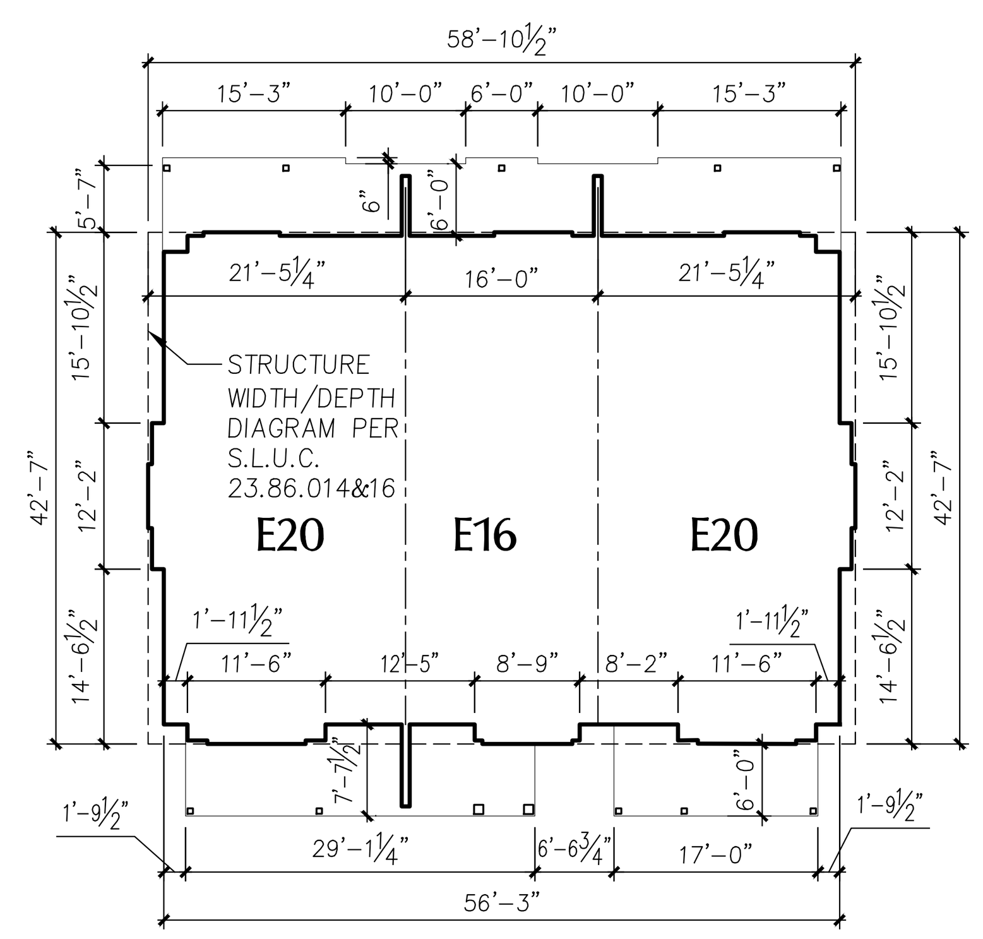
Building 6 Upper Floor



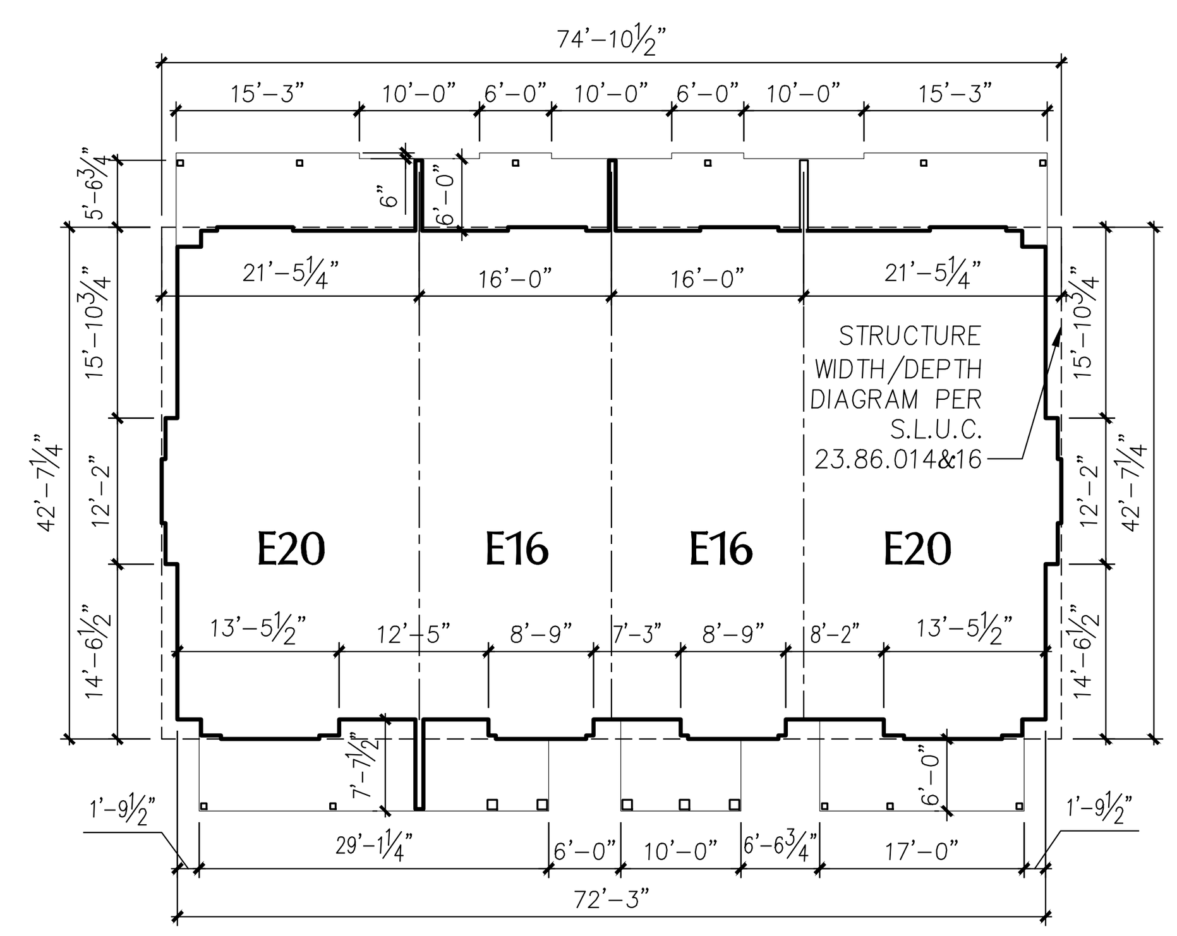
Buildings 3 & 4 Upper Floor



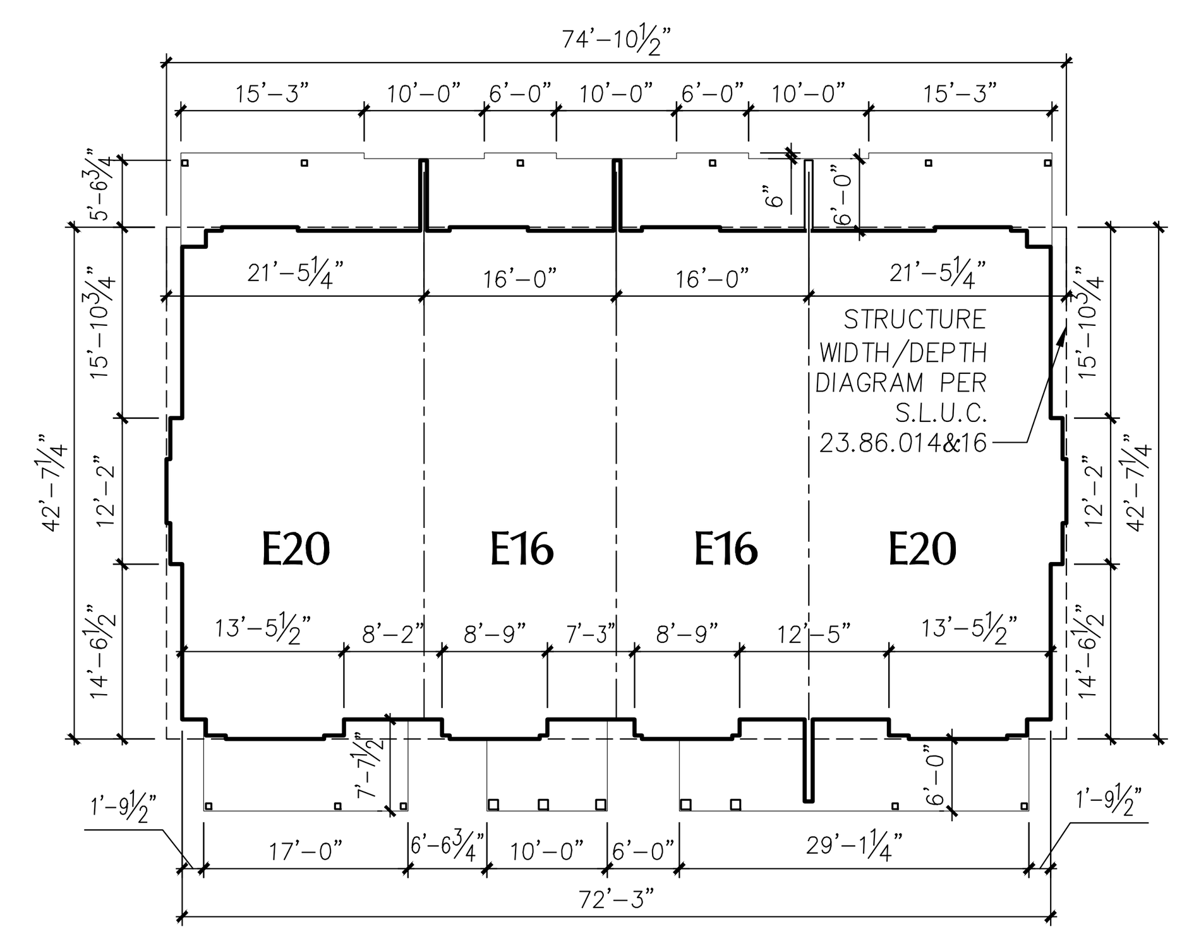
Buildings 2 & 5 Upper Floor



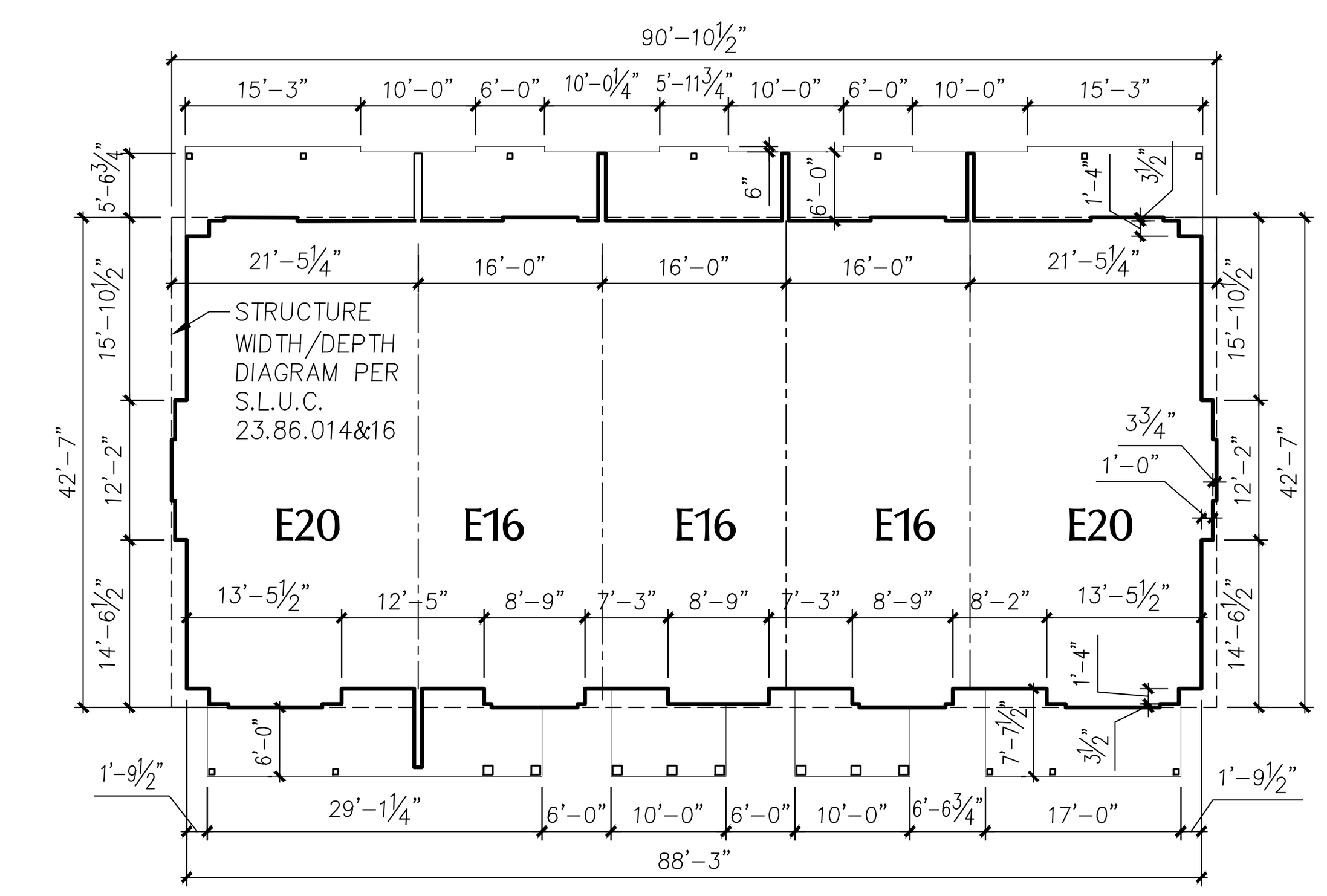
Building 7 Middle Floor



Building 6 Middle Floor

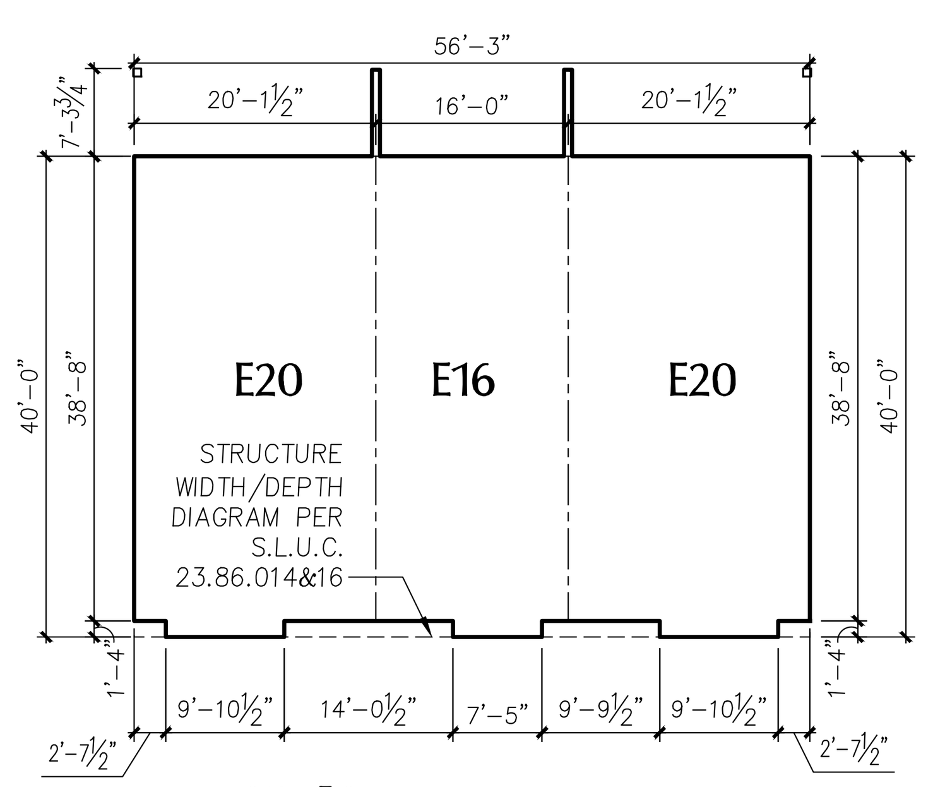


Buildings 3 & 4 Middle Floor

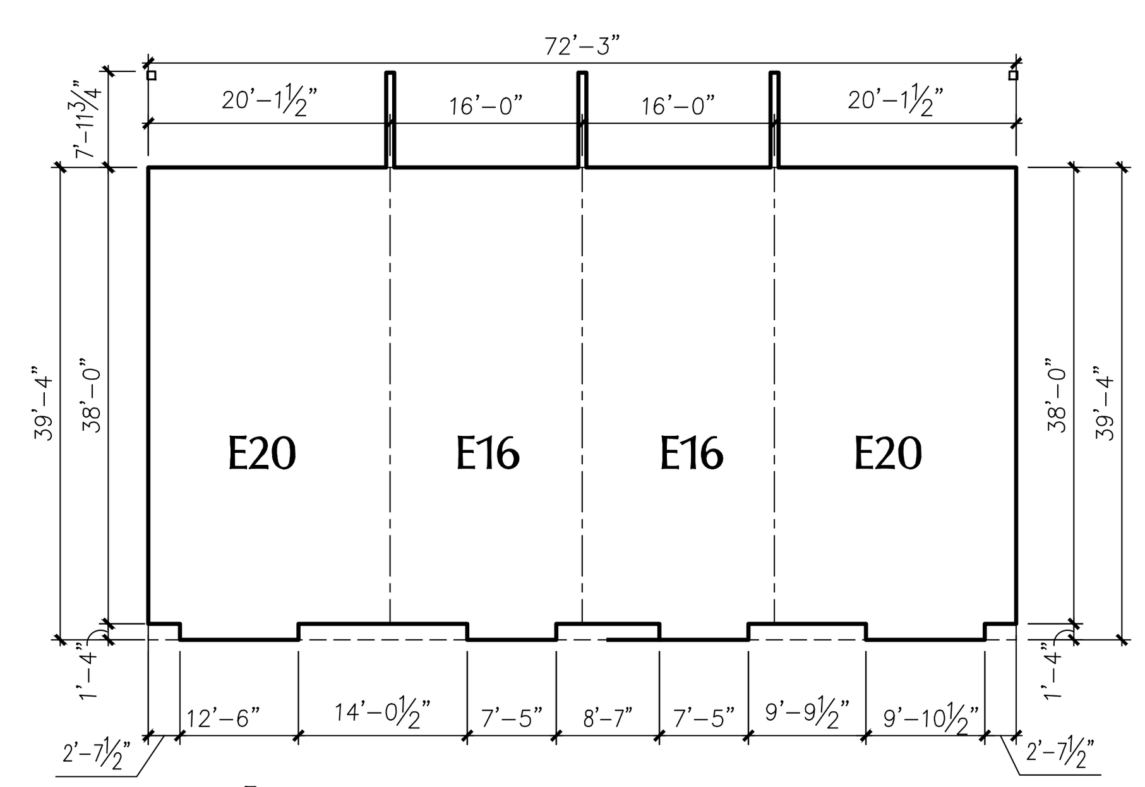


Buildings 2 & 5 Middle Floor

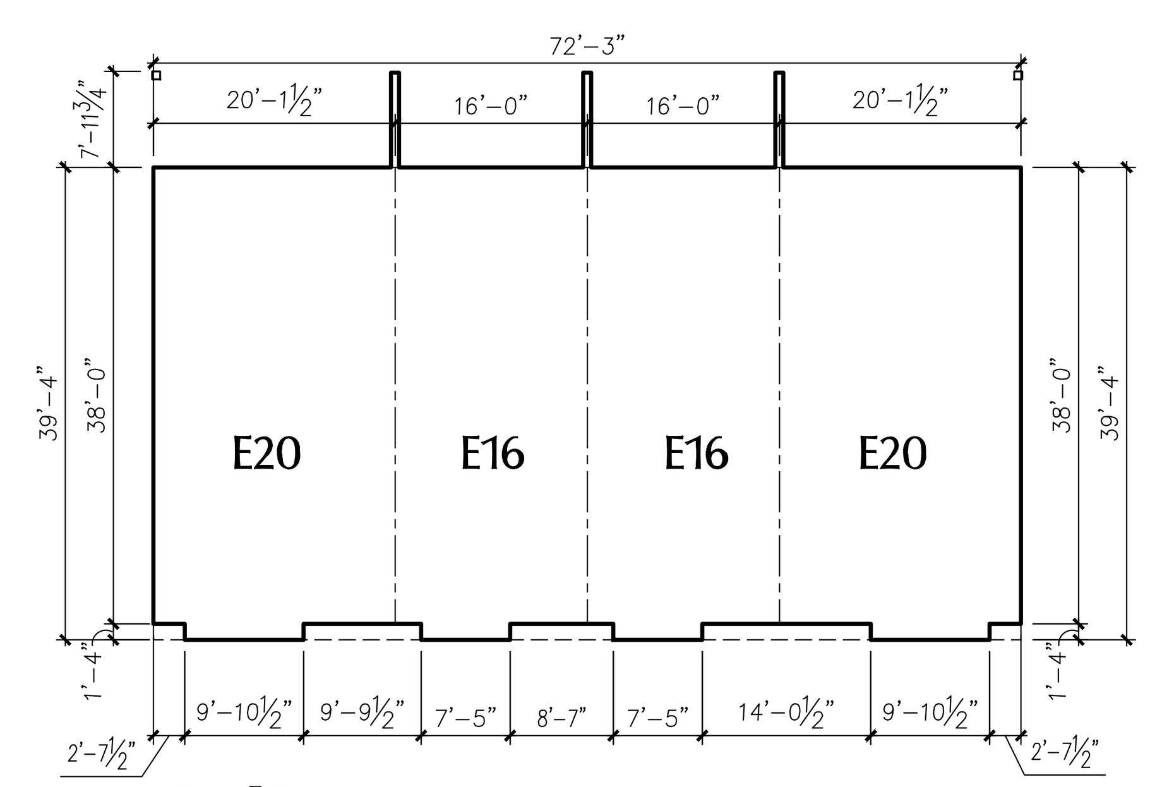
DEPARTURE REQUESTED. PLEASE SEE SHEET S2, 23.45.012 MODULATION REQUIREMENTS – LOW RISE ZONES: TOWNHOMES



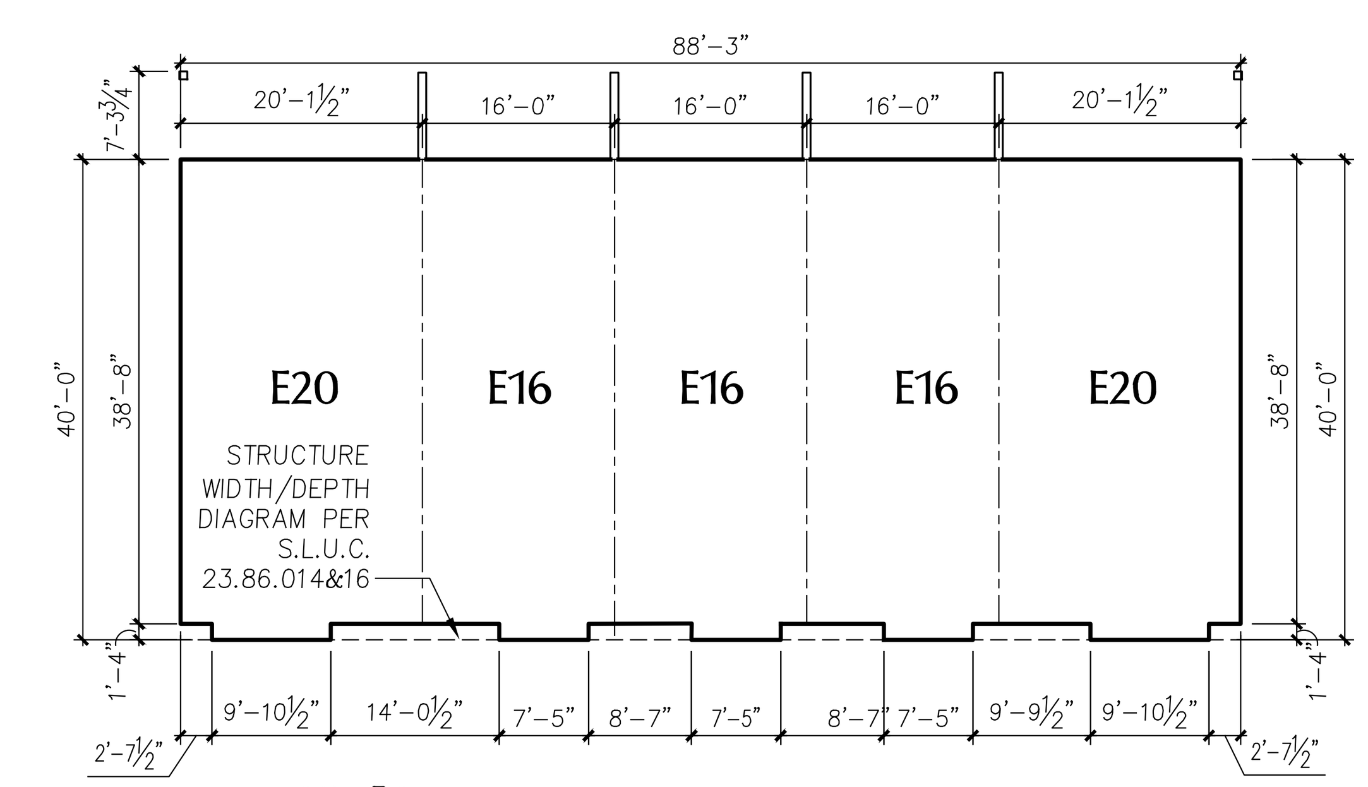
Building 7 Lower Floor



Building 6 Lower Floor



Buildings 3 & 4 Lower Floor



Buildings 2 & 5 Lower Floor

MODULATIONS AND DIMENSIONS UPDATED 1

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-08-2016	DPD CORRECTION NOTICE 2

MODULATION DIAGRAMS

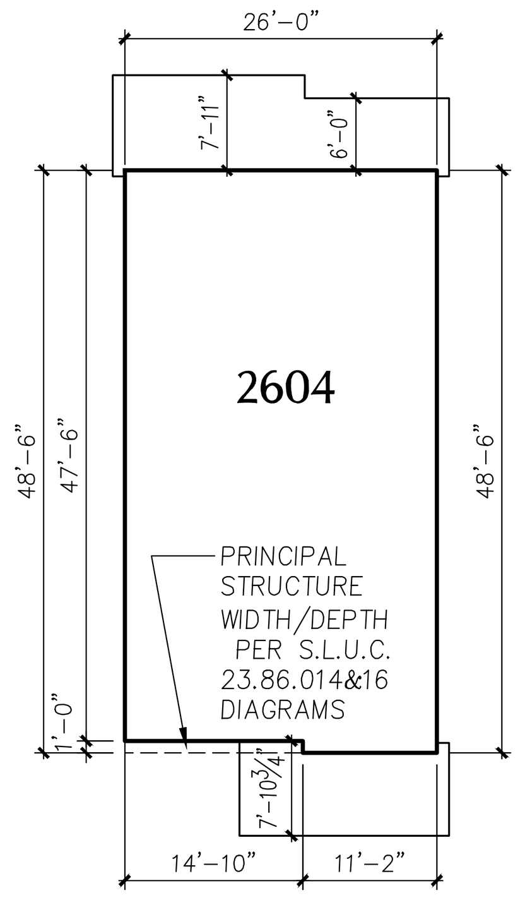
Scale: N.T.S.
Drawn By: DJV/GG
Date: 3-3-16
Date Plotted: 3-11-16

High Point Phase III MUP Submittal Package

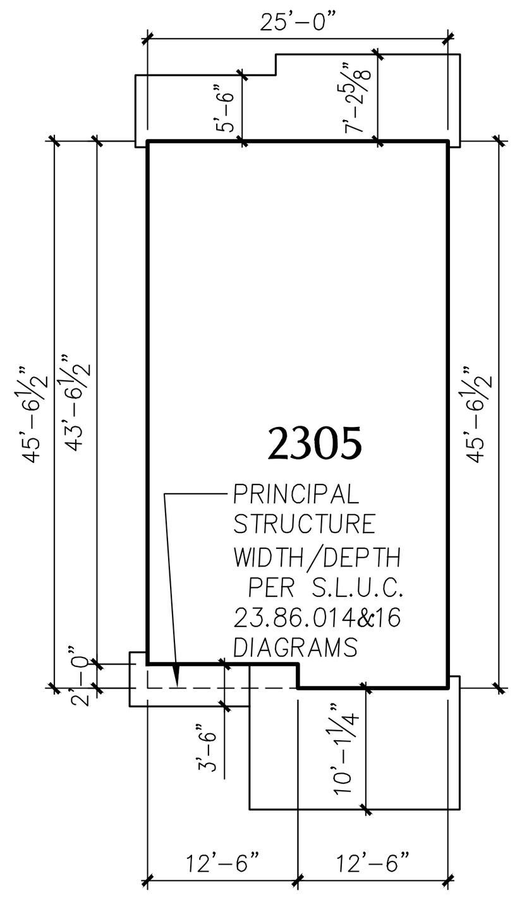
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

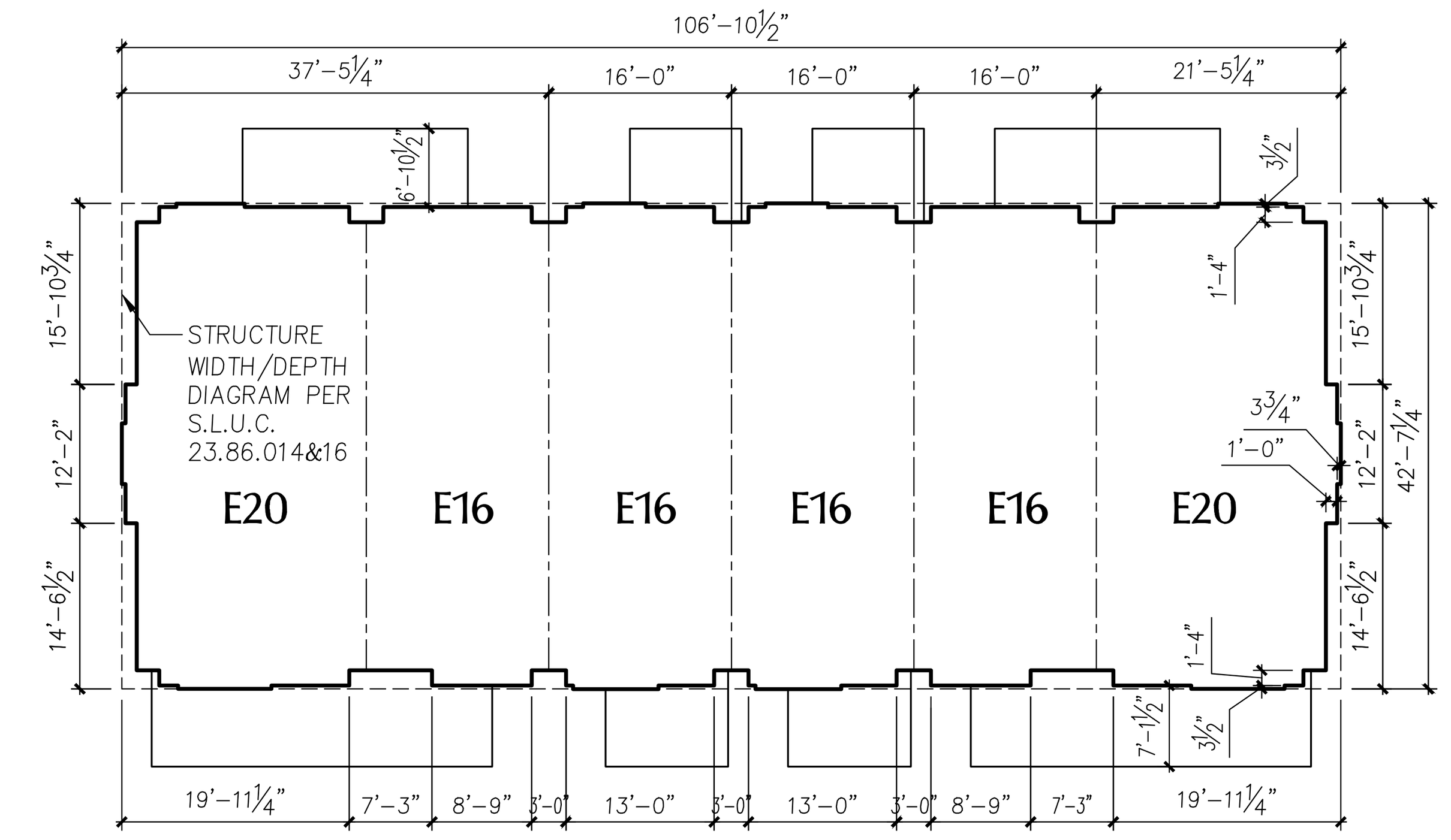
Job No.: 14-05
Sheet No.: S13



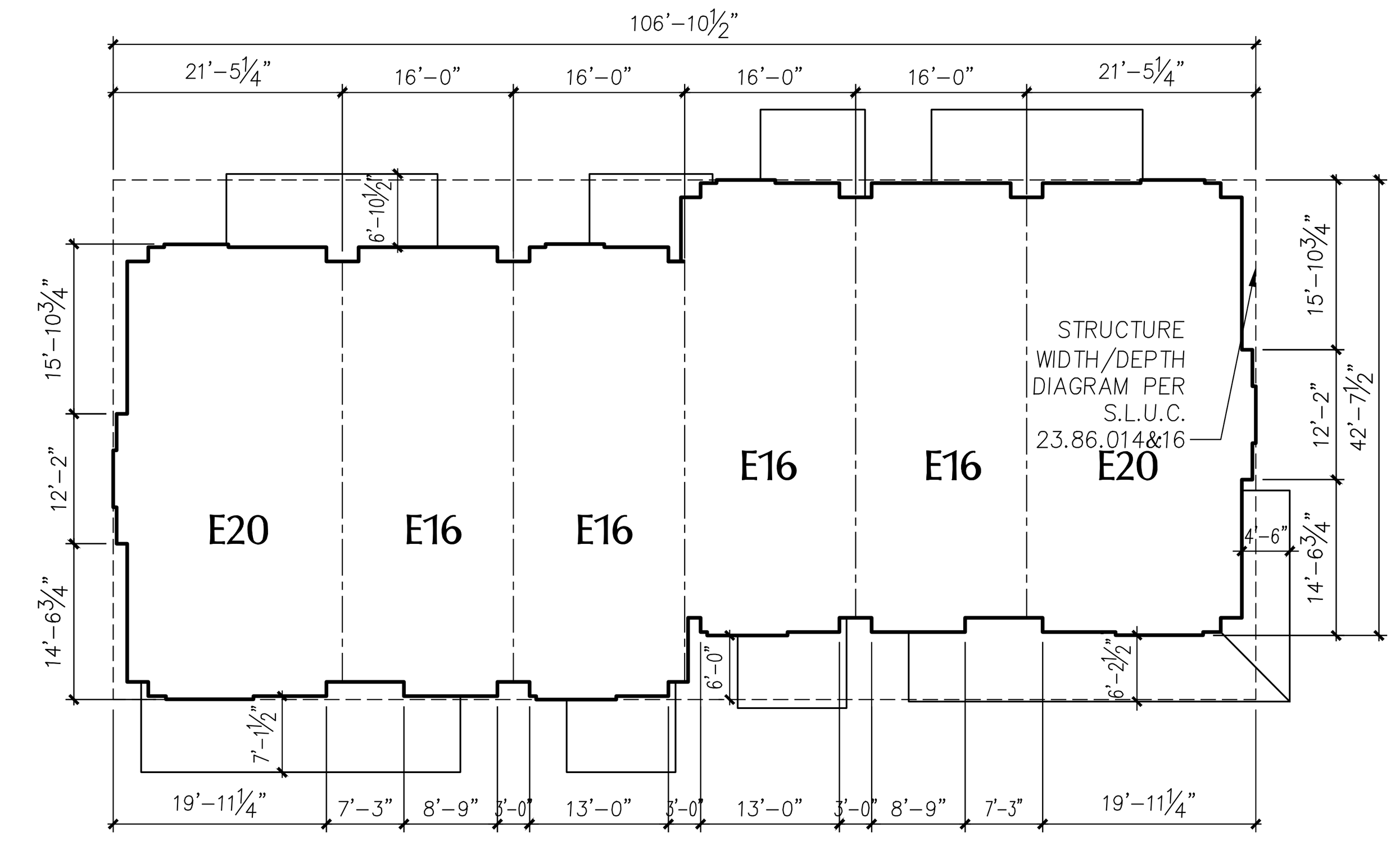
Plan 2604 Upper Floor



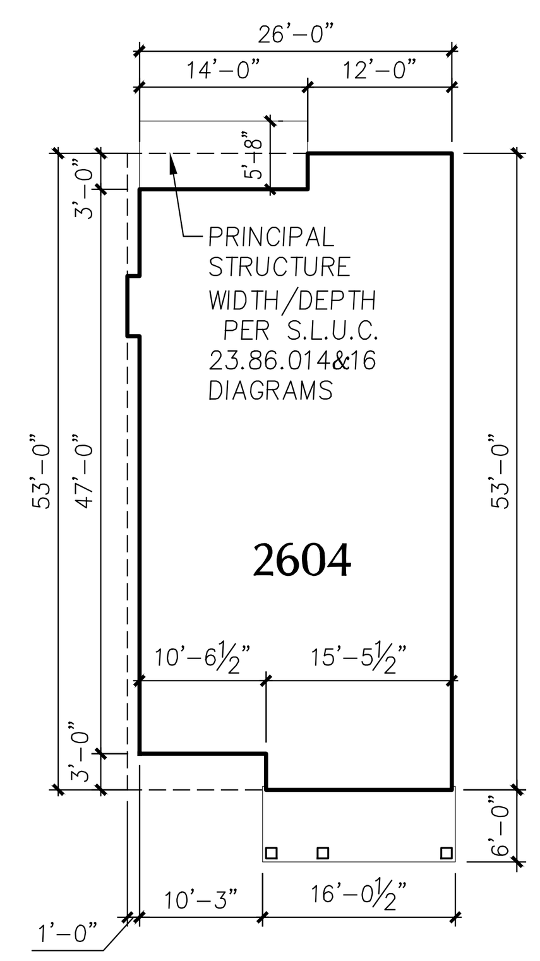
Plan 2305 Upper Floor



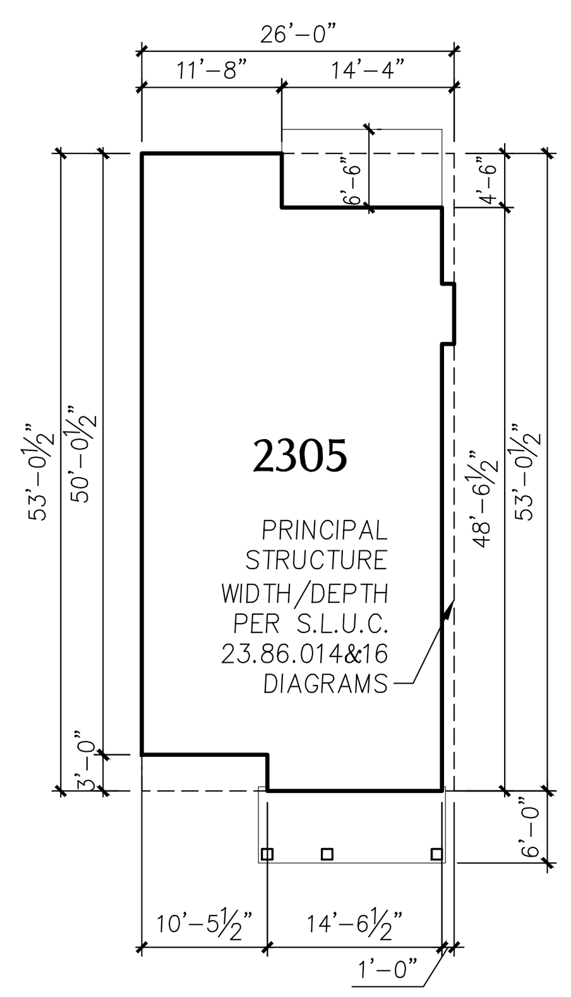
Building 1 Upper Floor



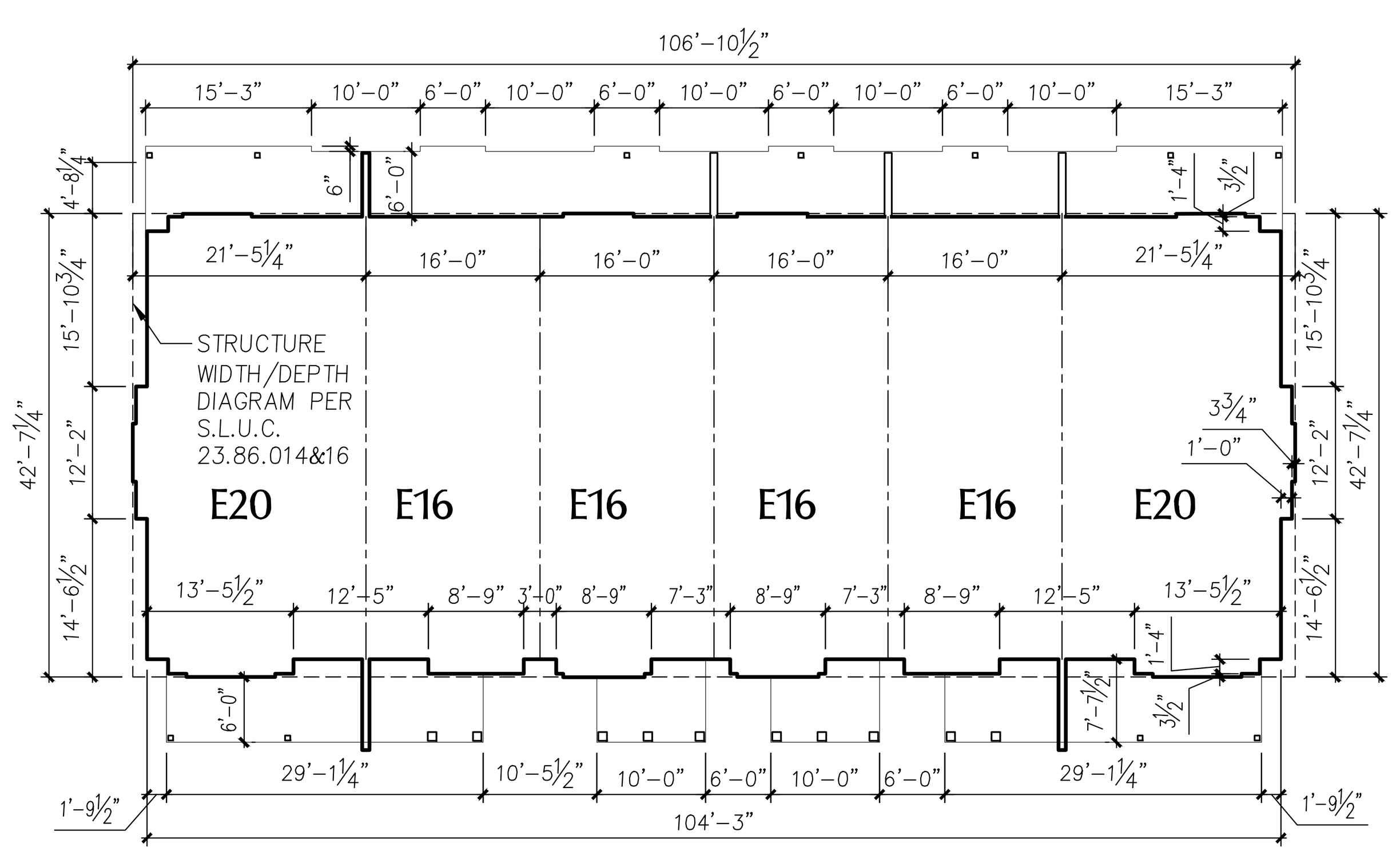
Building 8 Upper Floor



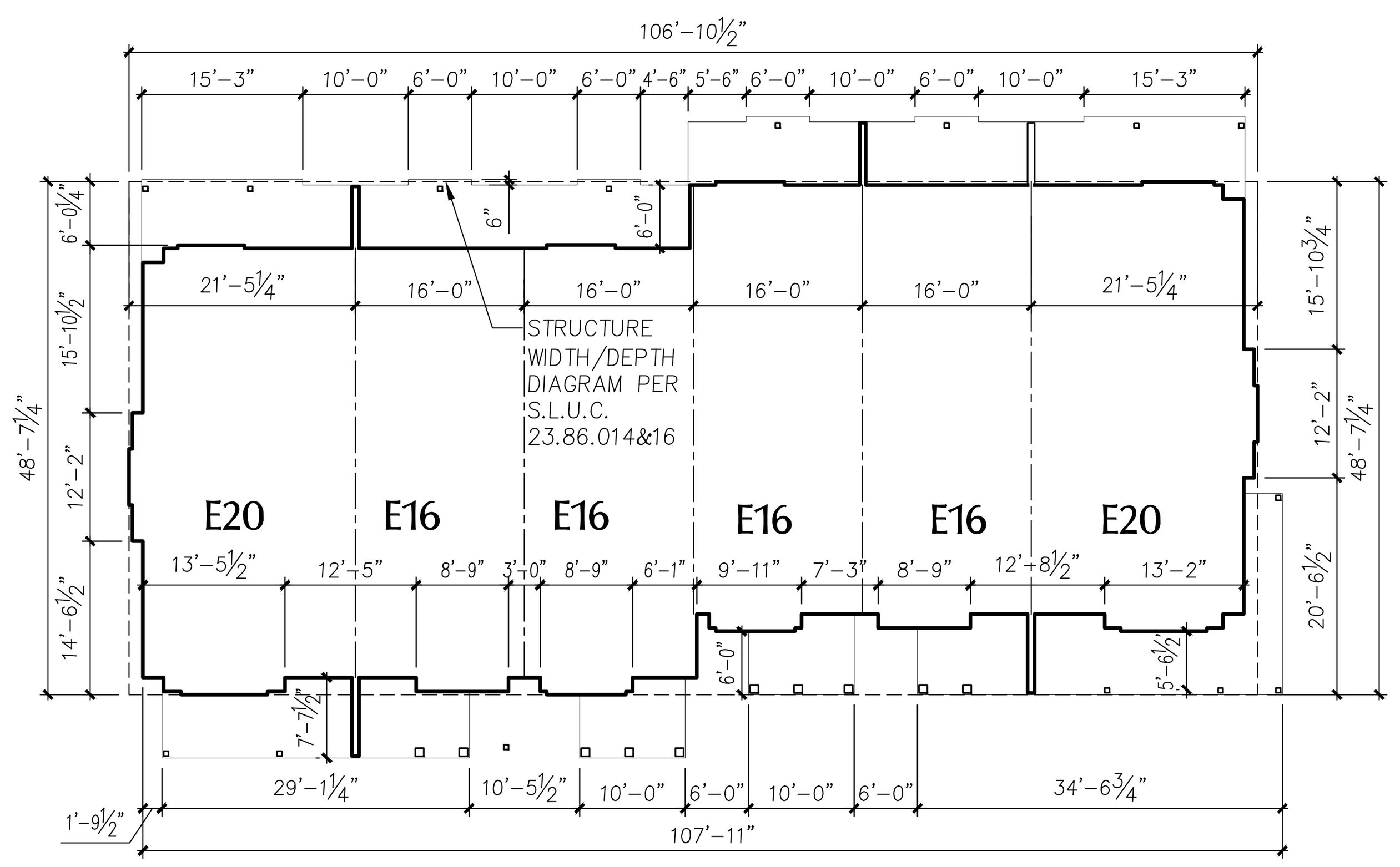
Plan 2604 Middle Floor



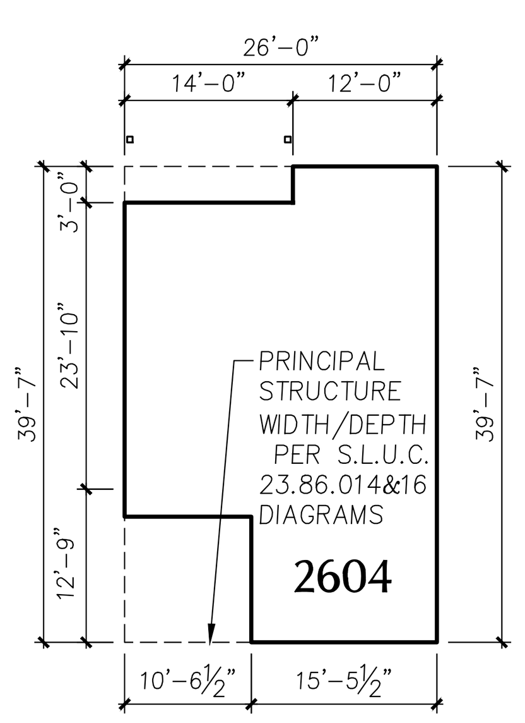
Plan 2305 Middle Floor



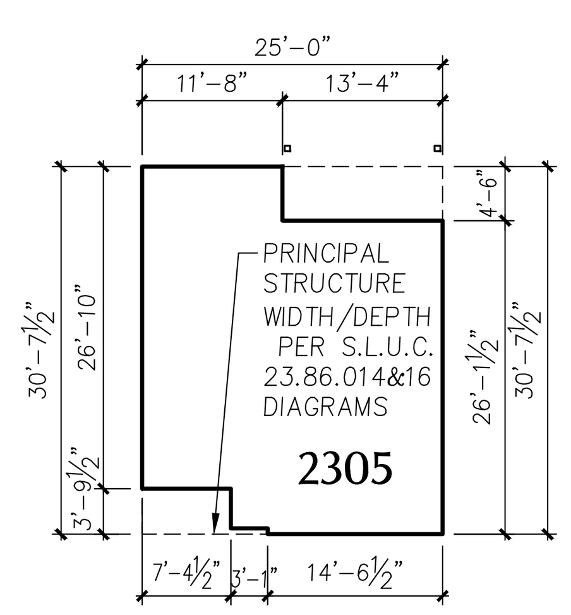
Building 1 Middle Floor



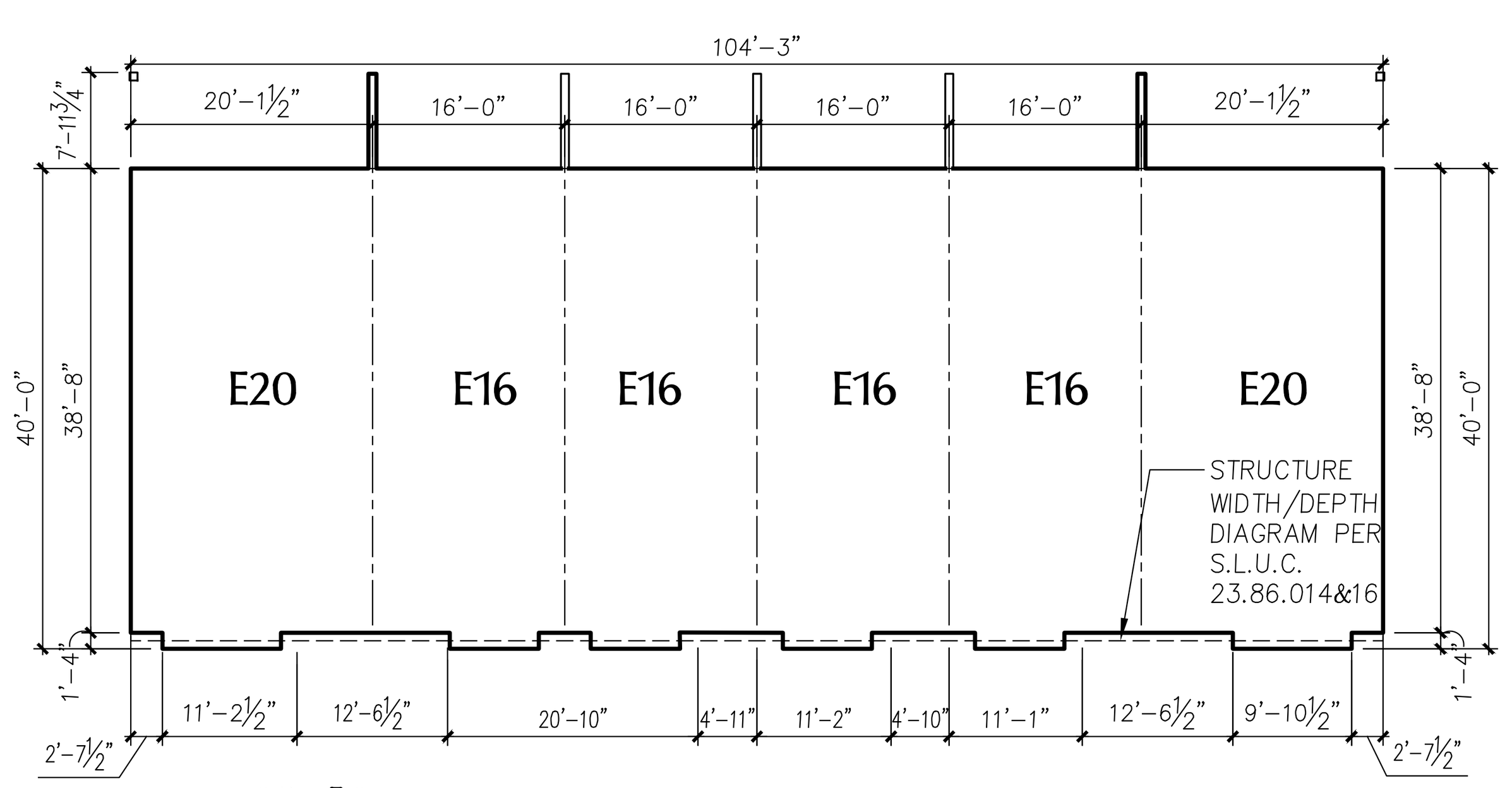
Building 8 Middle Floor



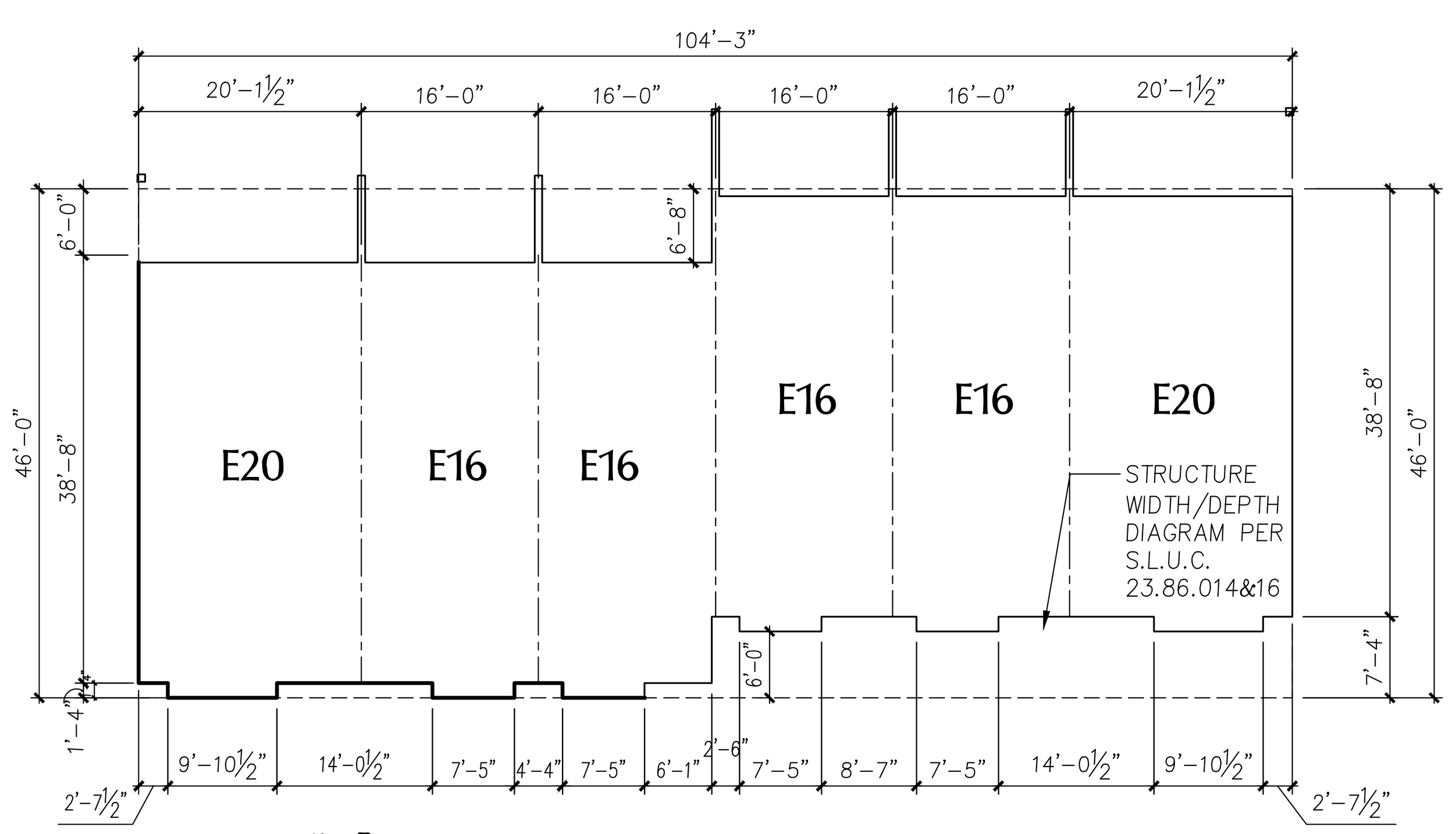
Plan 2604 Lower Floor



Plan 2305 Lower Floor



Building 1 Lower Floor



Building 8 Lower Floor

DEPARTURE REQUESTED. PLEASE SEE SHEET S2, 23.45.012 MODULATION REQUIREMENTS – LOW RISE ZONES: SINGLE FAMILY UNITS

MODULATIONS AND DIMENSIONS UPDATED △1

DEPARTURE REQUESTED. PLEASE SEE SHEET S2, 23.45.012 MODULATION REQUIREMENTS – LOW RISE ZONES: TOWNHOMES

23.45.012

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5052 REGISTERED ARCHITECT
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No.	Date	Revision
1	3-08-2016	DPD CORRECTION NOTICE 2

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Date: 3-13-15
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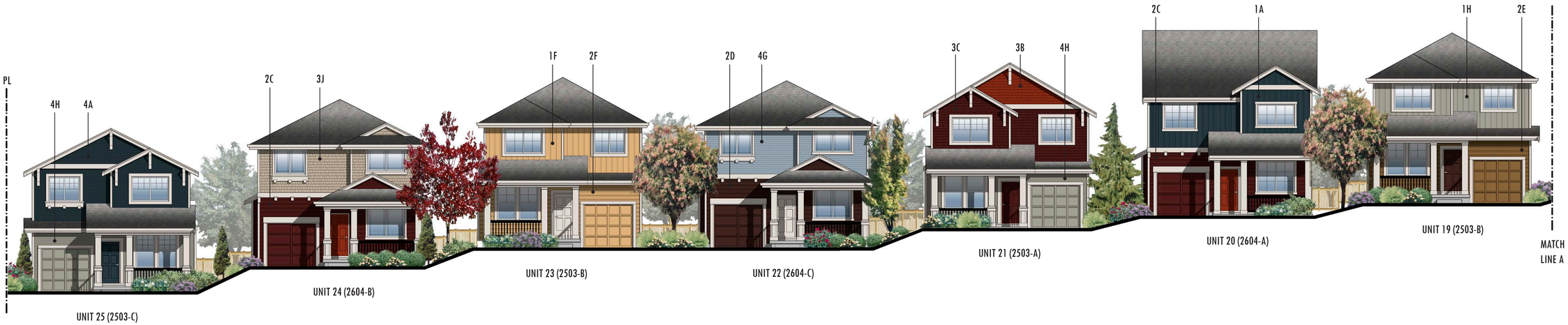
Scale: N.T.S.

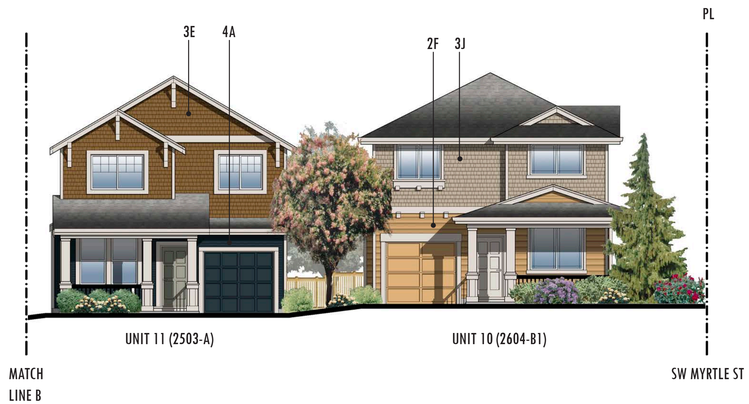
High Point Phase III MUP Submittal Package

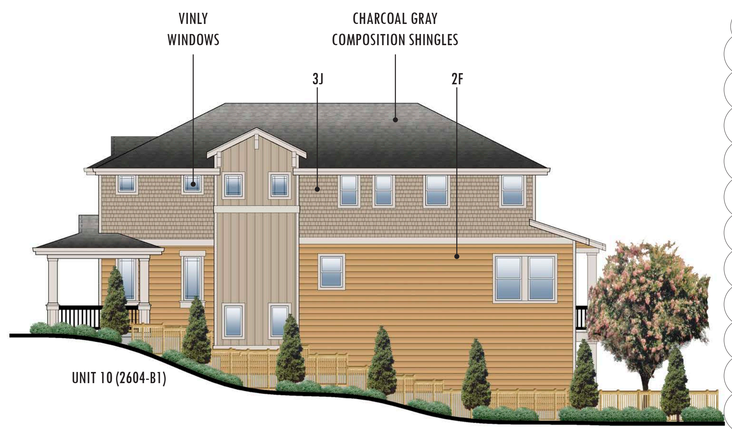
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05
Sheet No.: S14







1	SMOOTH FIBER CEMENT BOARD & BATTEN SIDING	A	DARK NIGHT (SW 6237)
2	SMOOTH FIBER CEMENT HORIZOTAL LAP SIDING 7" REVEAL	B	ROYCROFT COPPER RED (SW 2839)
3	SMOOTH FIBER CEMENT SHINGLE SIDING	C	ROOKWOOD DARK RED (SW 2801)
4	SMOOTH FIBER CEMENT HORIZOTAL LAP SIDING 5" REVEAL	D	POLISHED MAHOGANY (SW 2838)
		E	LEATHER BOUND (SW 6118)
		F	NEW COLONIAL YELLOW (SW 2853)
		G	WINDY BLUE (SW 6240)
		H	DOWNING STONE (SW 2821)
		J	RENWICK BEIGE (SW 2805)
		K	SIMPLE WHITE (SW 7021) - TRIM

ADDED MATERIAL CALL OUTS AND COLORS TO ALL BUILDINGS △

Milbrandt Architects
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Web: www.milbrandtarch.com

5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-8-16	LAND USE CORRECTION NOTICE #1

SINGLE FAMILY
STREETSCAPE ELEVATIONS

Date Plotted: 3-8-16
Date: 3-3-16
Drawn By: DJV/GG
Scale:

High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05
Sheet No.: S15

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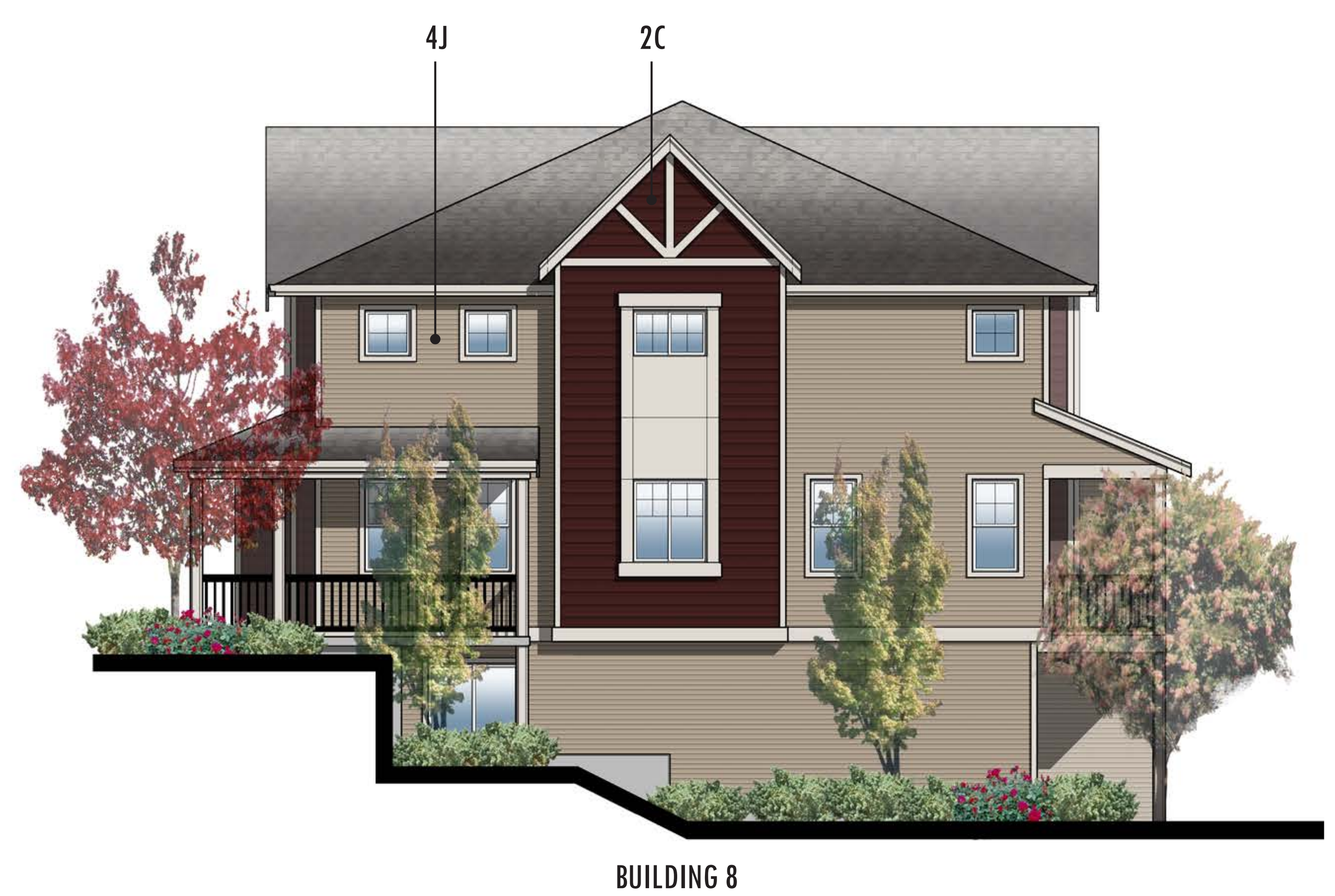

A	DARK NIGHT (SW 6237)	F	NEW COLONIAL YELLOW (SW 2853)
B	ROYCROFT COPPER RED (SW 2839)	G	WINDY BLUE (SW 6240)
C	ROOKWOOD DARK RED (SW 2801)	H	DOWNING STONE (SW 2821)
D	POLISHED MAHOGANY (SW 2838)	I	RENWICK BEIGE (SW 2805)
E	LEATHER BOUND (SW 6118)	J	SIMPLE WHITE (SW 7021) - TRIM

1. SMOOTH FIBER CEMENT BOARD & BATTEN SIDING
2. SMOOTH FIBER CEMENT HORIZOTAL LAP SIDING 7" REVEAL
3. SMOOTH FIBER CEMENT SHINGLE SIDING
4. SMOOTH FIBER CEMENT HORIZOTAL LAP SIDING 5" REVEAL
5. SMOOTH FIBER CEMENT VERTICAL SIDING

ADDED MATERIAL CALL OUTS AND COLORS TO ALL BUILDINGS △

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5052 REGISTERED ARCHITECT ROBERT E. WEIBLE STATE OF WASHINGTON

No.	Date	Revision
1	3-8-16	LAND USE CORRECTION NOTICE #1

TOWNHOMES
STREETSCAPE ELEVATIONS

Date Plotted: 3-8-16
Date: 3-3-16
Drawn By: DJV/GG
Scale:

High Point Phase III MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05
Sheet No.: S16

UNIT 10 (2604-B1)

A	DARK NIGHT (SW 6237)	F	NEW COLONIAL YELLOW (SW 2853)
B	ROYCROFT COPPER RED (SW 2839)	G	WINDY BLUE (SW 6240)
C	ROOKWOOD DARK RED (SW 2801)	H	DOWNING STONE (SW 2821)
D	POLISHED MAHOGANY (SW 2838)	J	RENWICK BEIGE (SW 2805)
E	LEATHER BOUND (SW 6118)	K	SIMPLE WHITE (SW 7021) - TRIM

1	2	3	4	5
SMOOTH FIBER CEMENT BOARD & BATTEN SIDING	SMOOTH FIBER CEMENT HORIZOTAL LAP SIDING 7" REVEAL	SMOOTH FIBER CEMENT SHINGLE SIDING	SMOOTH FIBER CEMENT HORIZOTAL LAP SIDING 5" REVEAL	SMOOTH FIBER CEMENT VERTICAL SIDING

ADDED MATERIAL CALL OUTS AND COLORS TO ALL BUILDINGS ⚠

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
⚠	3-8-16	LAND USE CORRECTION NOTICE #1

TOWNHOMES
REAL ELEVATIONS

Scale:
Drawn By: DJV/GG
Date: 3-3-16
Date Plotted: 3-8-16

High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05
Sheet No.: S17

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HIGH POINT BLOCK 34 TYPICAL SINGLE FAMILY STREETSCAPE

HIGH POINT BLOCK 34 TYPICAL TOWNHOME STREETSCAPE

RESIDENTIAL STREETSCAPE ALONG 30TH AVE SW & 31ST AVE SW.

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-8-16	LAND USE CORRECTION NOTICE #1

STREETSCAPES

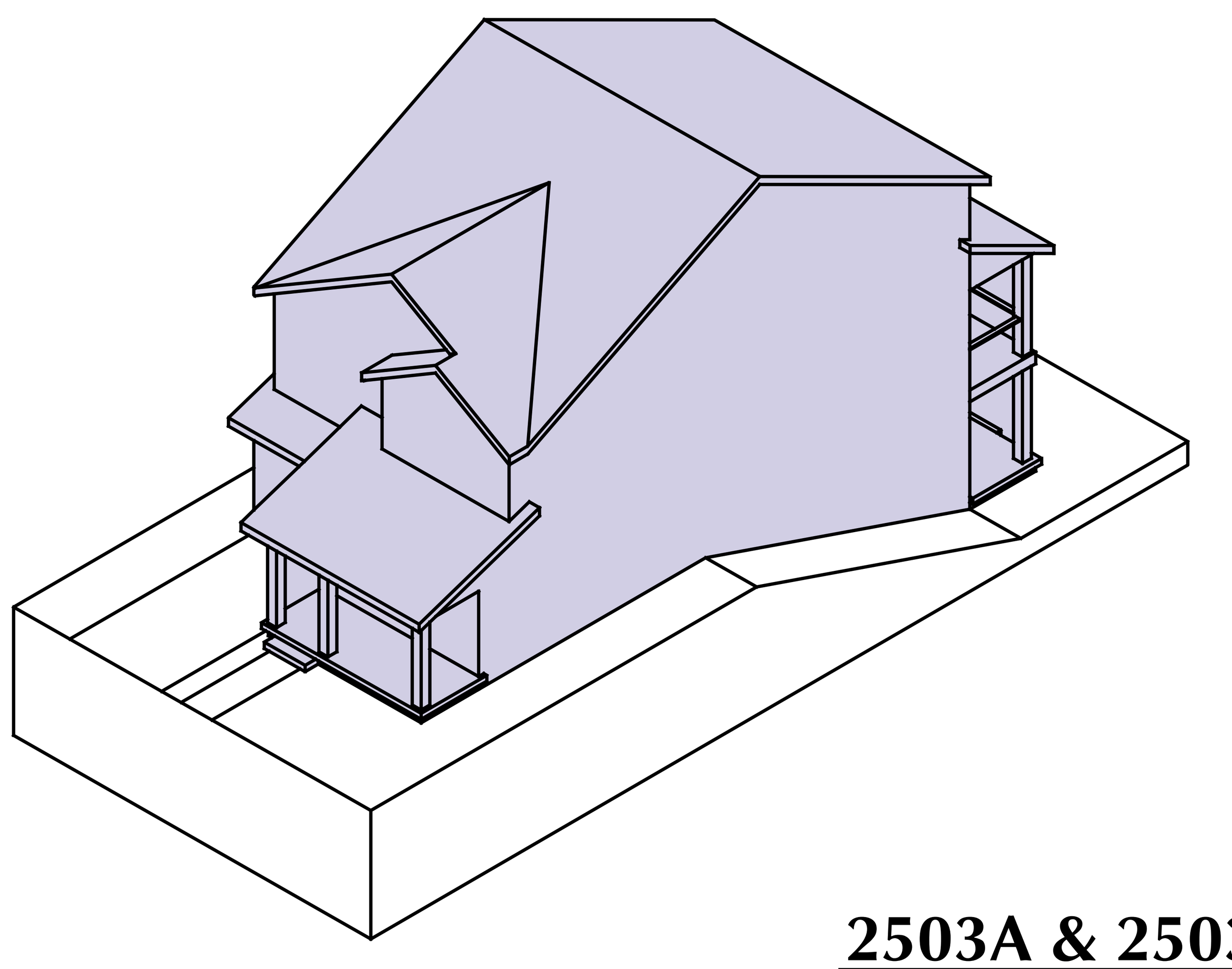
Date Plotted: 3-8-16
Date: 3-3-16
Drawn By: DJV/GG
Scale:

High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington

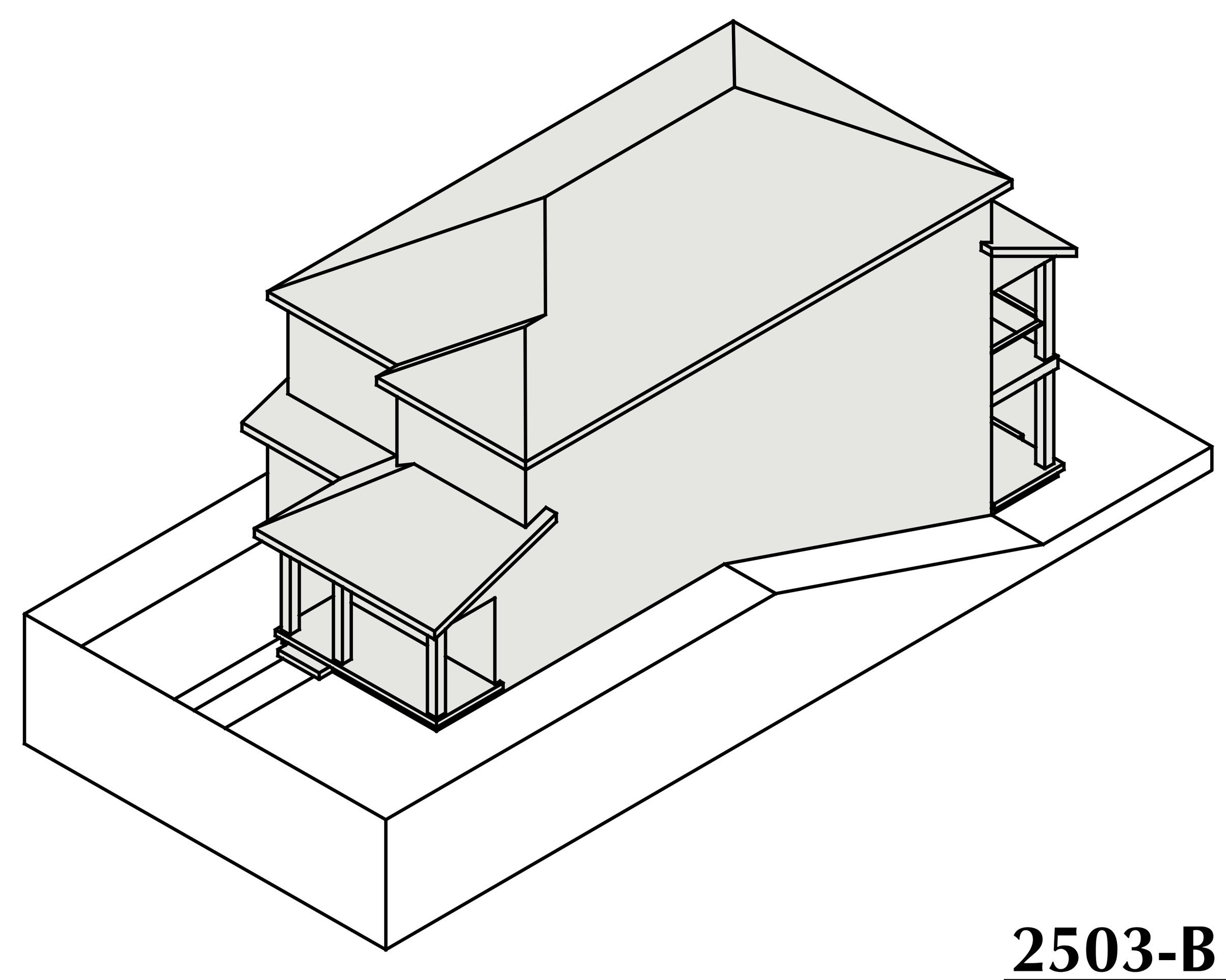
Polygon WLH, LLC

Job No.: 14-05
Sheet No.:
S18

Building Code:	2009 Seattle Municipal Code Director's Rule 4-2012 (1)
23.86.006	The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**
23.45.009 Structure Height	Lowrise 2 = Twenty five (25) Feet Lowrise 4 = Thirty Seven (37) Feet
C. Pitched roofs:	1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched. 3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).
Director's Rule 4-2012 General rule:	Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).** **Formula 2: Enclosing Rectangle.** Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.



2503A & 2503C



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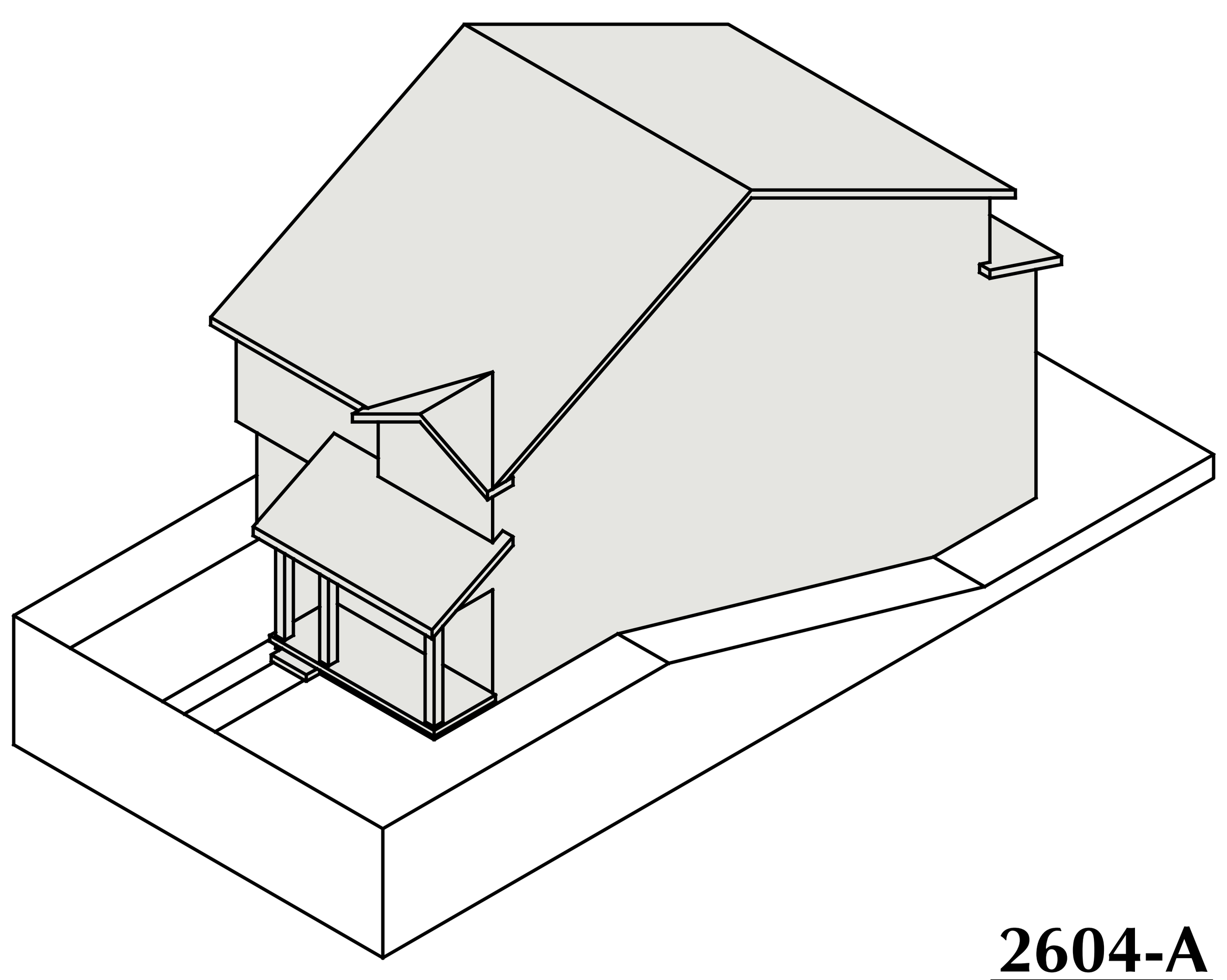

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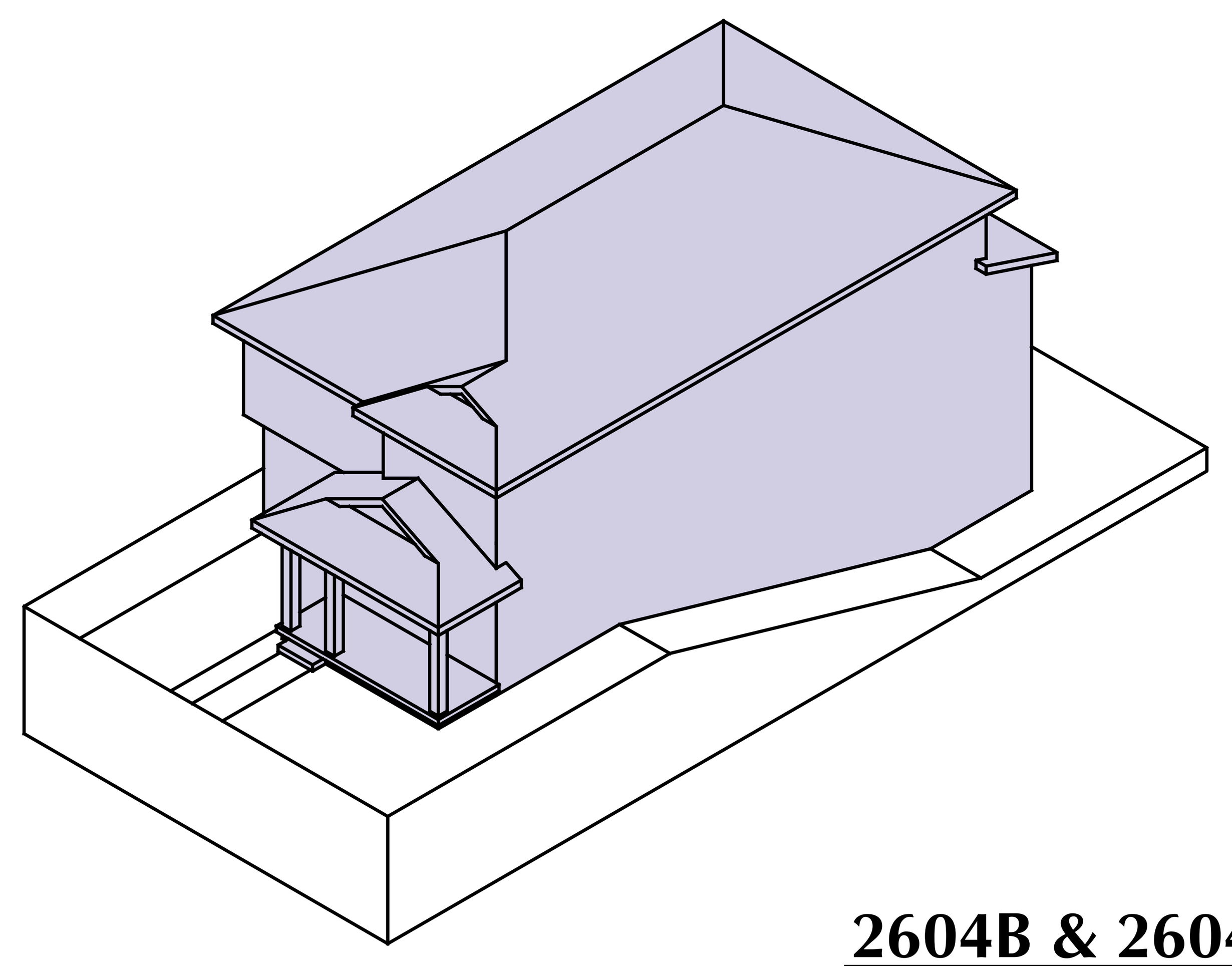
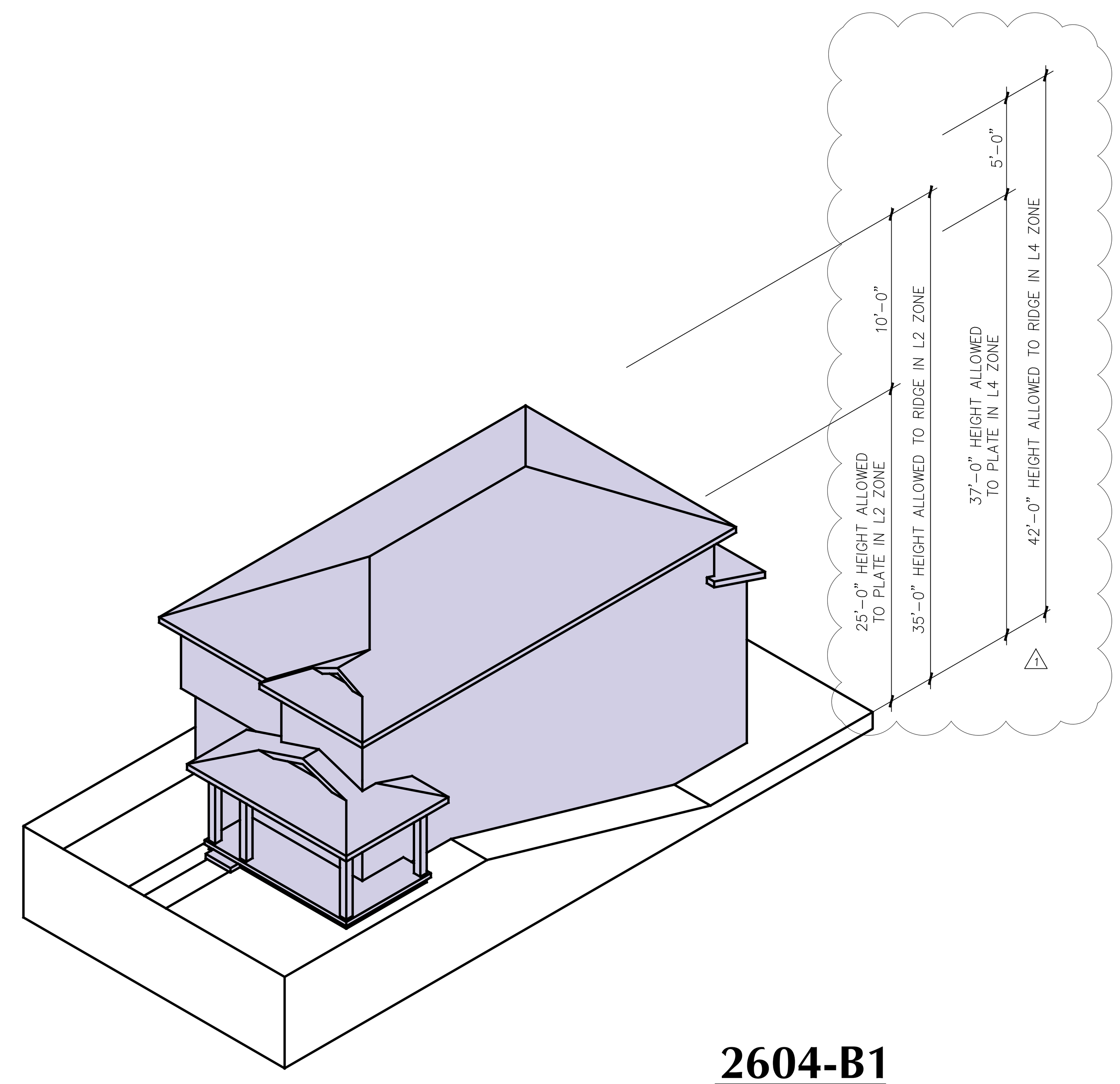


2604B & 2604C



2604-B1

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-8-16	DPD CORRECTIONS

Axonometric Views

Single Family

Scale:	Drawn By:	Date:	Date Plotted:
VARIES	DJV/GG	3-3-16	3-8-16

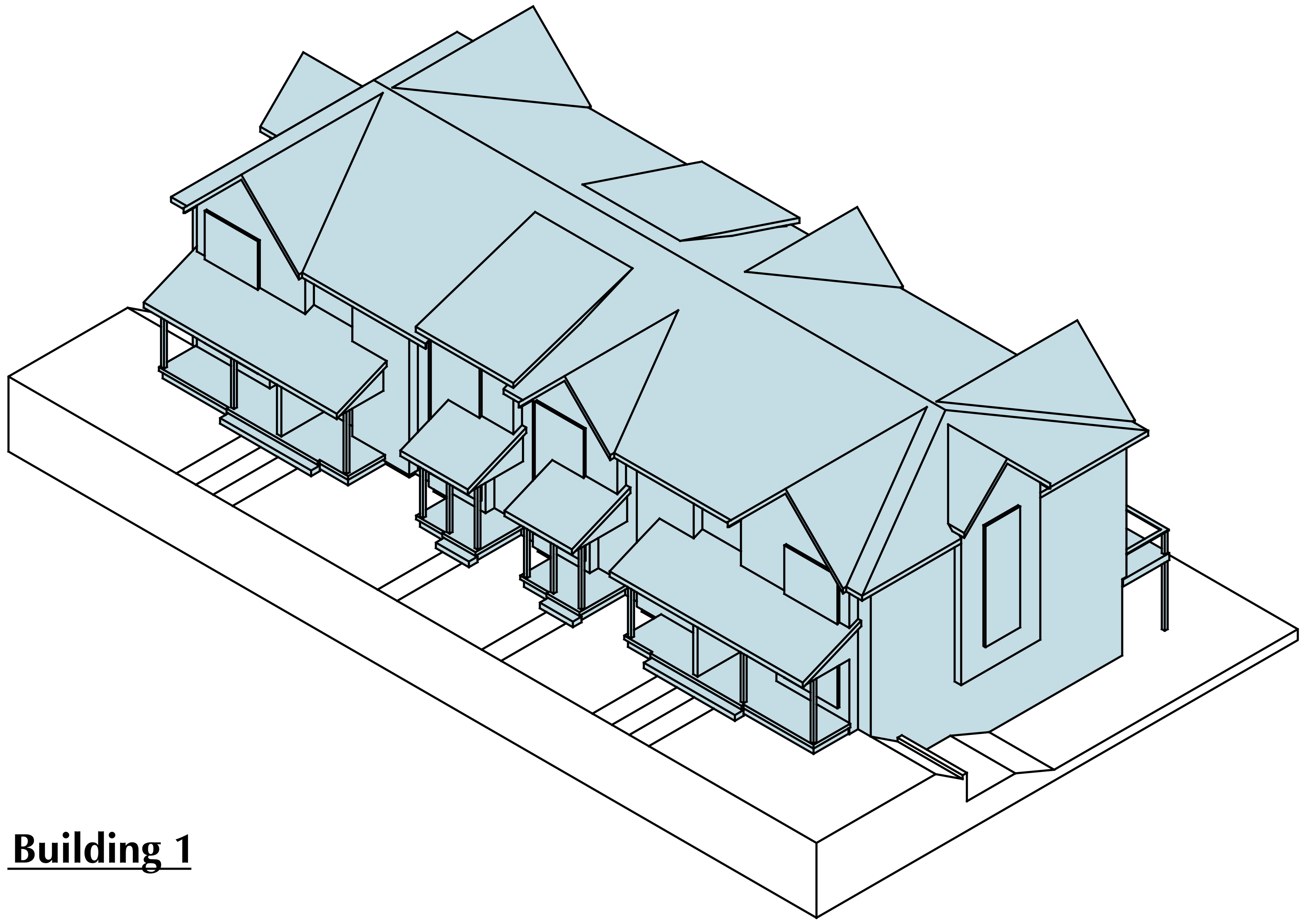
High Point Phase III MUP Submittal Package

At High Point BLock 34
Seattle Washington

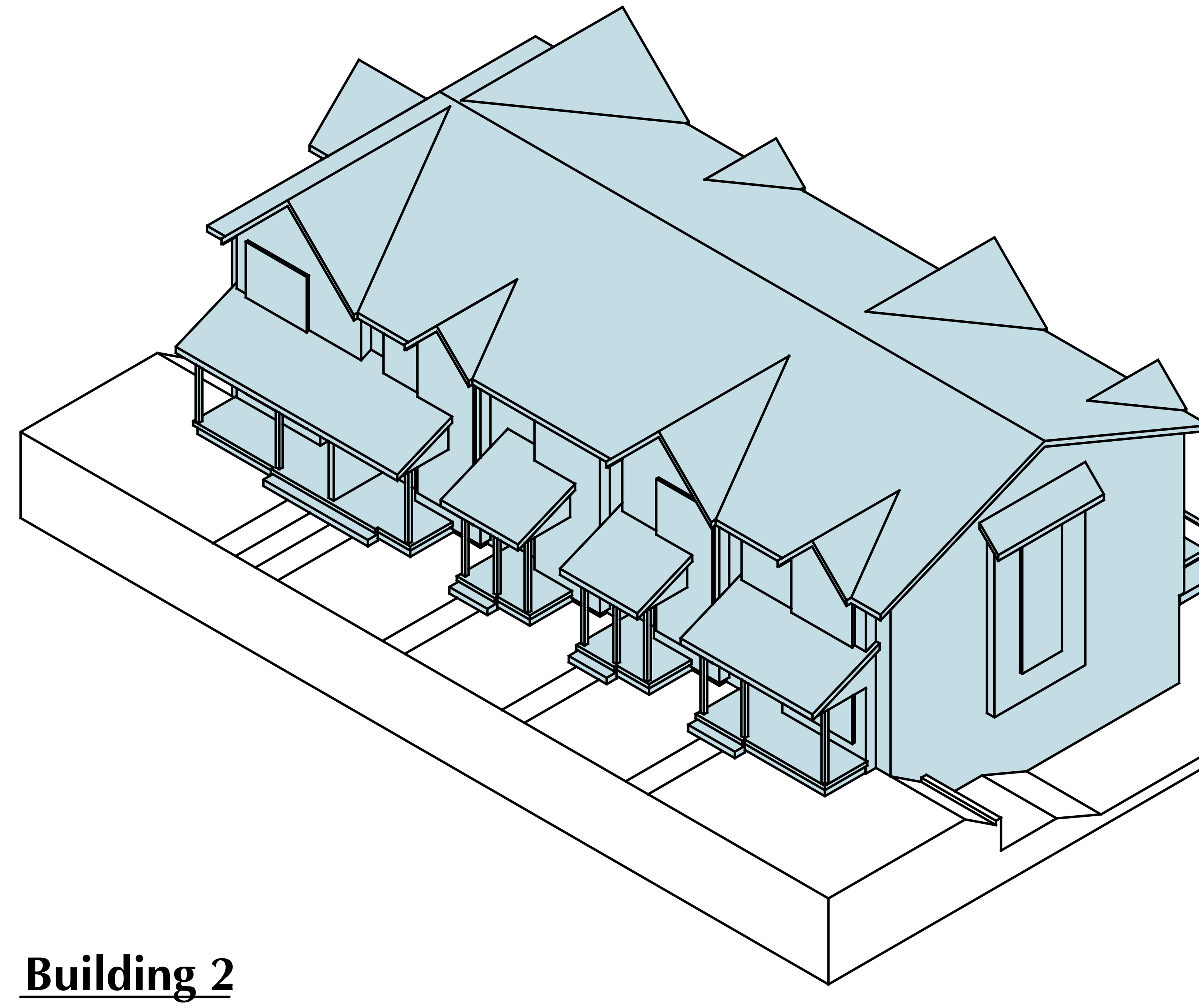
Polygon WLH, LLC

Job No.: 14-05

Sheet No.: **S19**



Building 1



Building 2

Building Code:	2009 Seattle Municipal Code Director's Rule 4-2012
23.86.006	The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**
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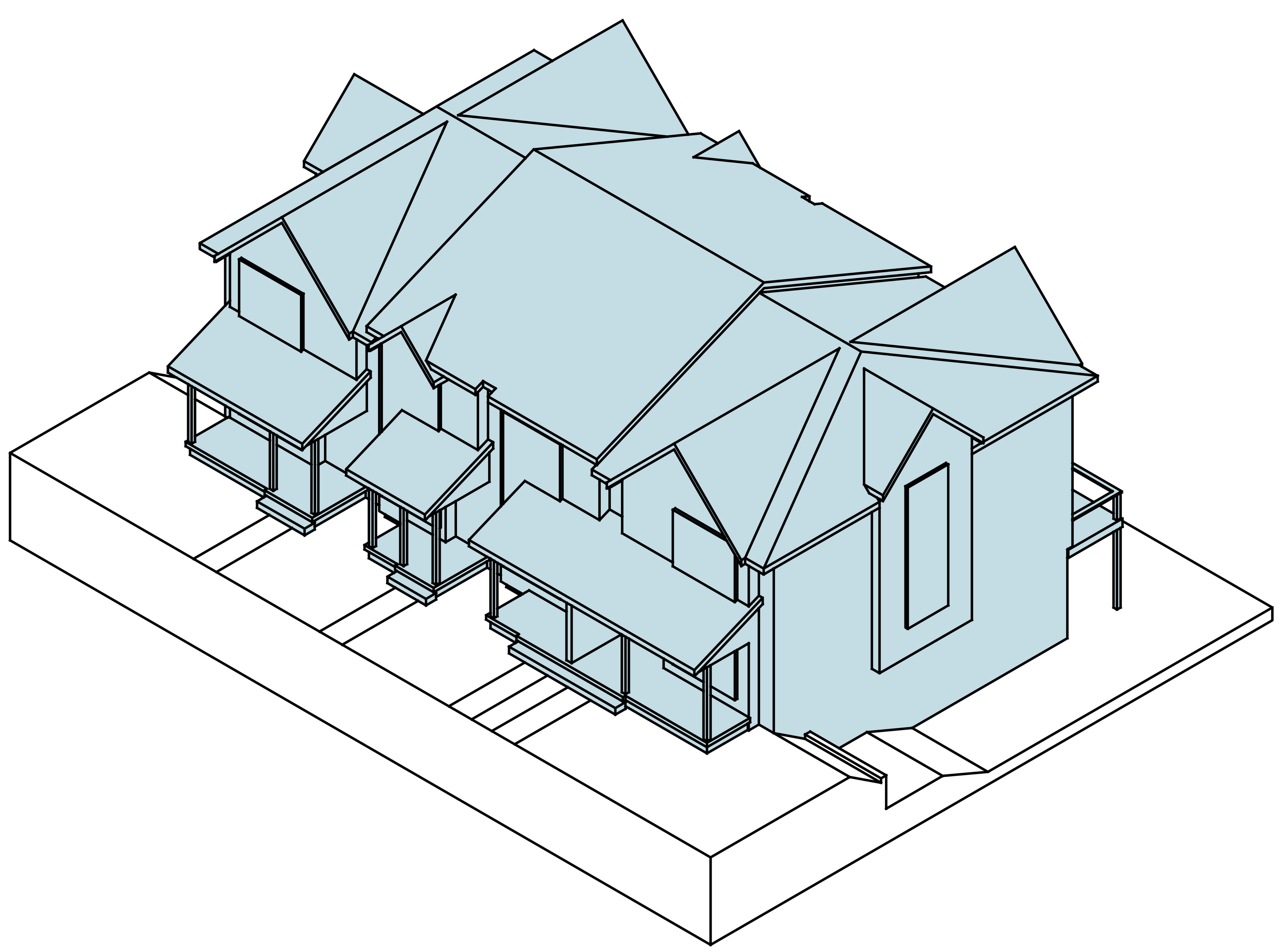
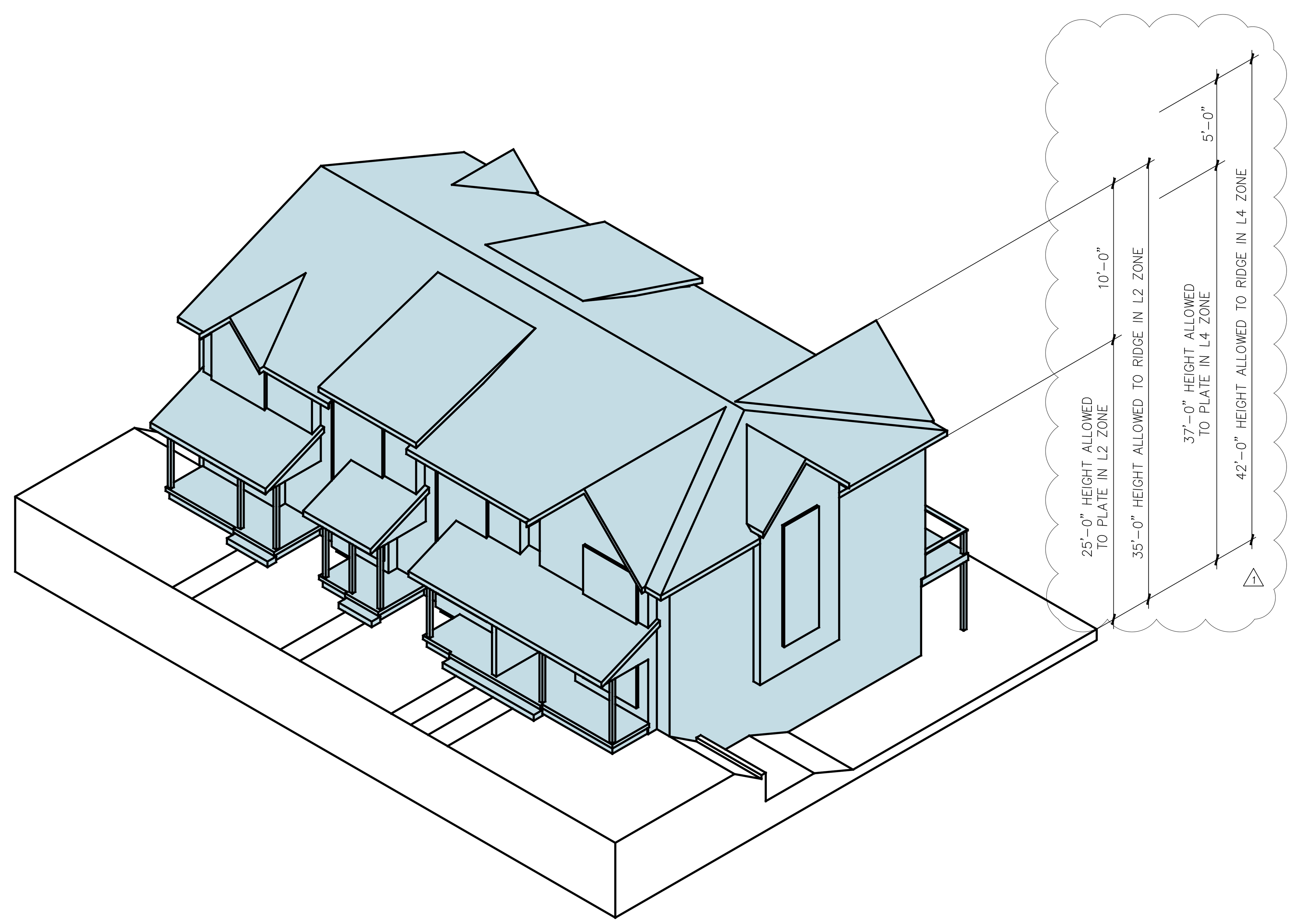


Building 3



Building 4

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-8-16	DPD CORRECTIONS

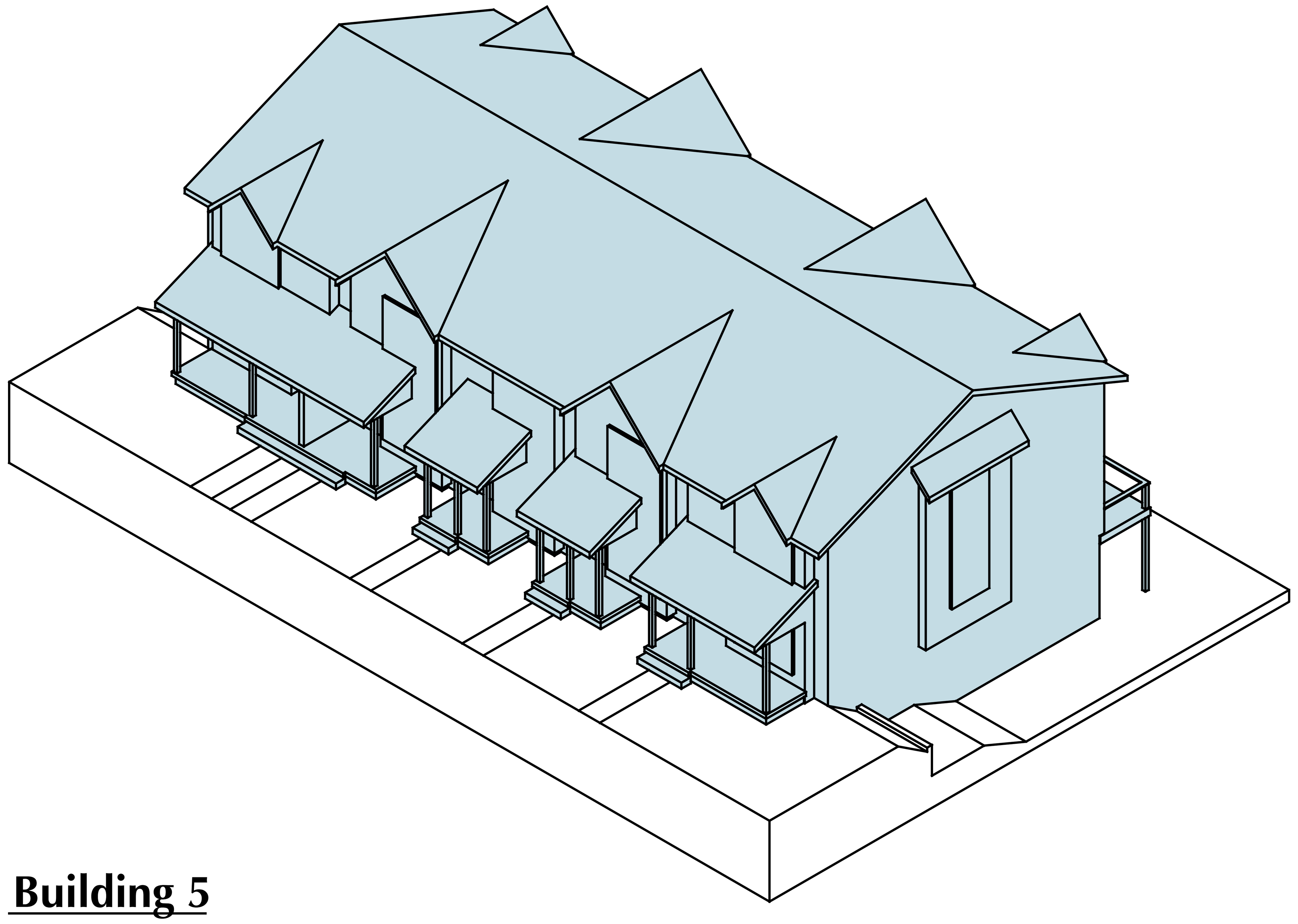
Axonometric Views
Townhomes

Scale:	Drawn By:	Date:	Date Plotted:
VARIES	DJV/GG	3-3-16	3-8-16

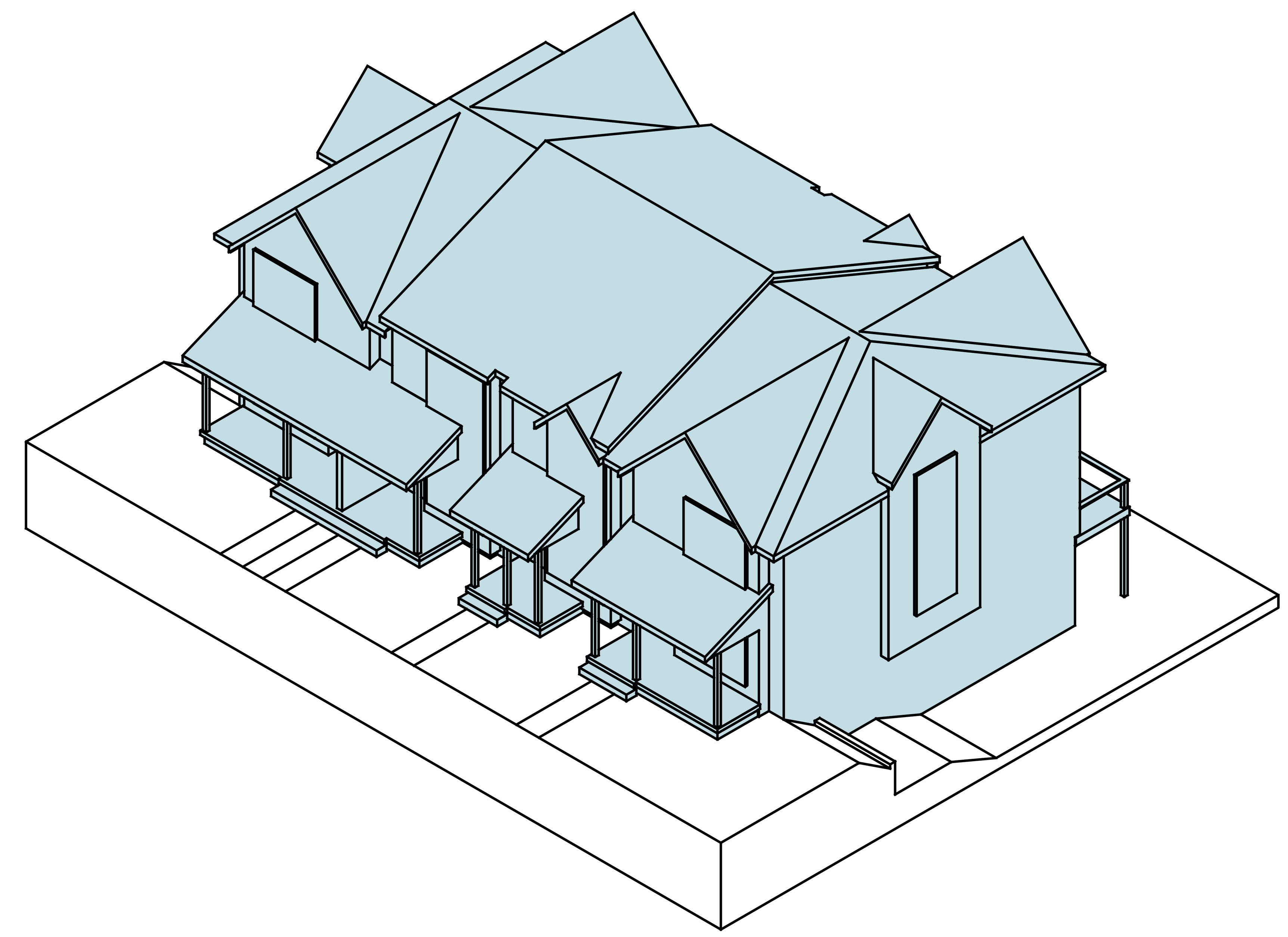
High Point Phase III MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05
Sheet No.: S20



Building 5



Building 6

Building Code:	2009 Seattle Municipal Code Director's Rule 4-2012 ⚠1
23.86.006	The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**
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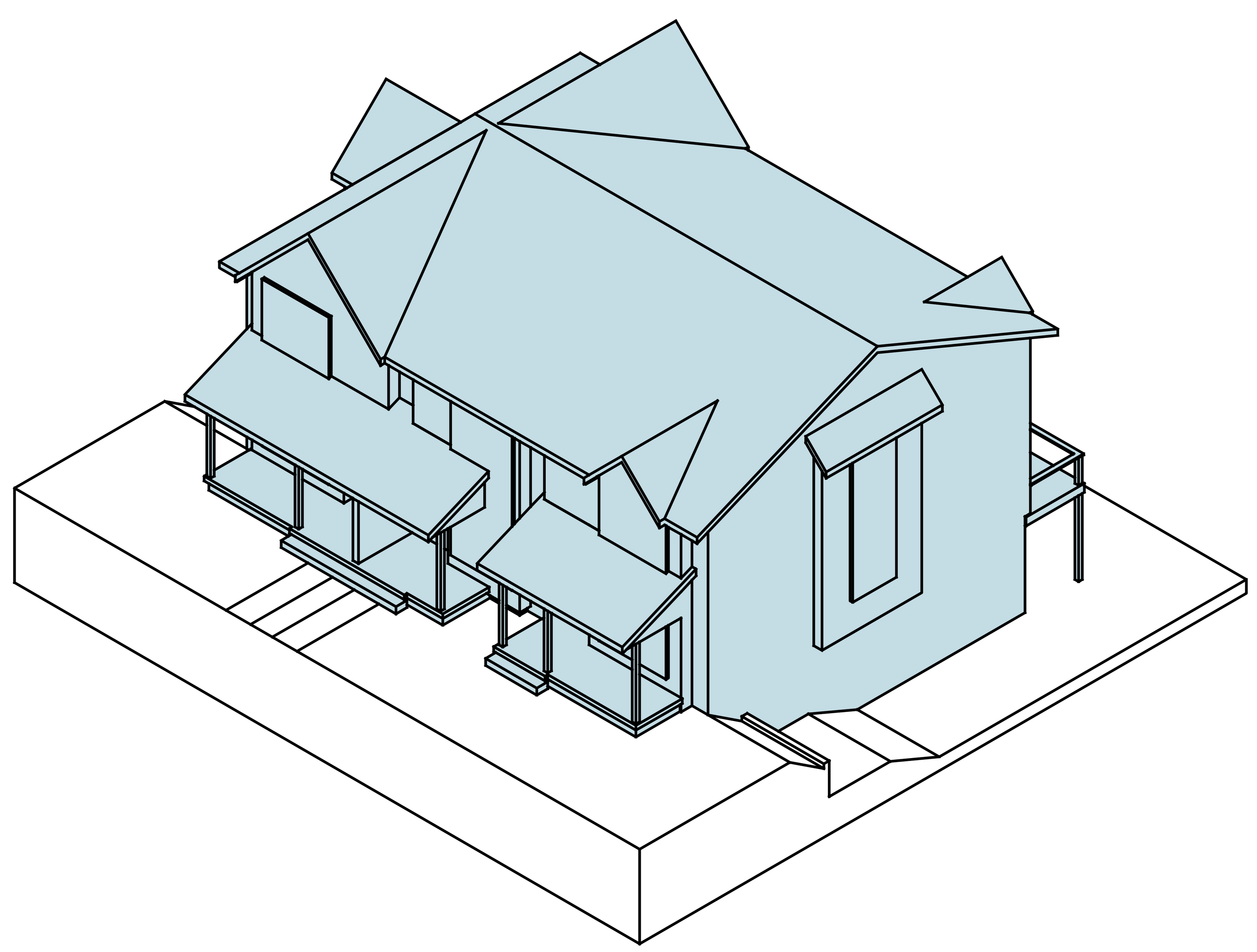
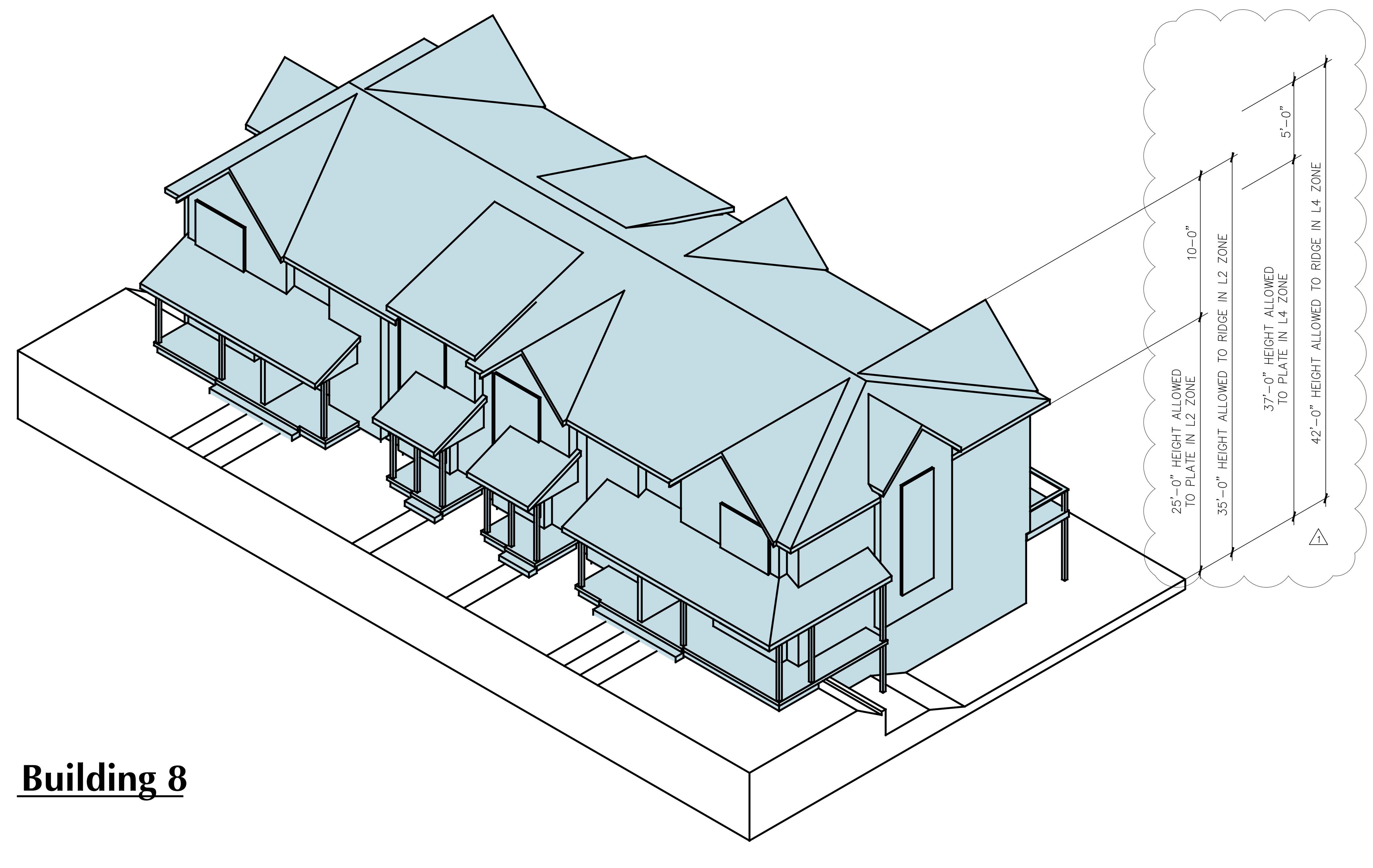


Building 7



Building 8

Milbrandt Architects
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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-8-16	DPD CORRECTIONS

Axonometric Views
Townhomes

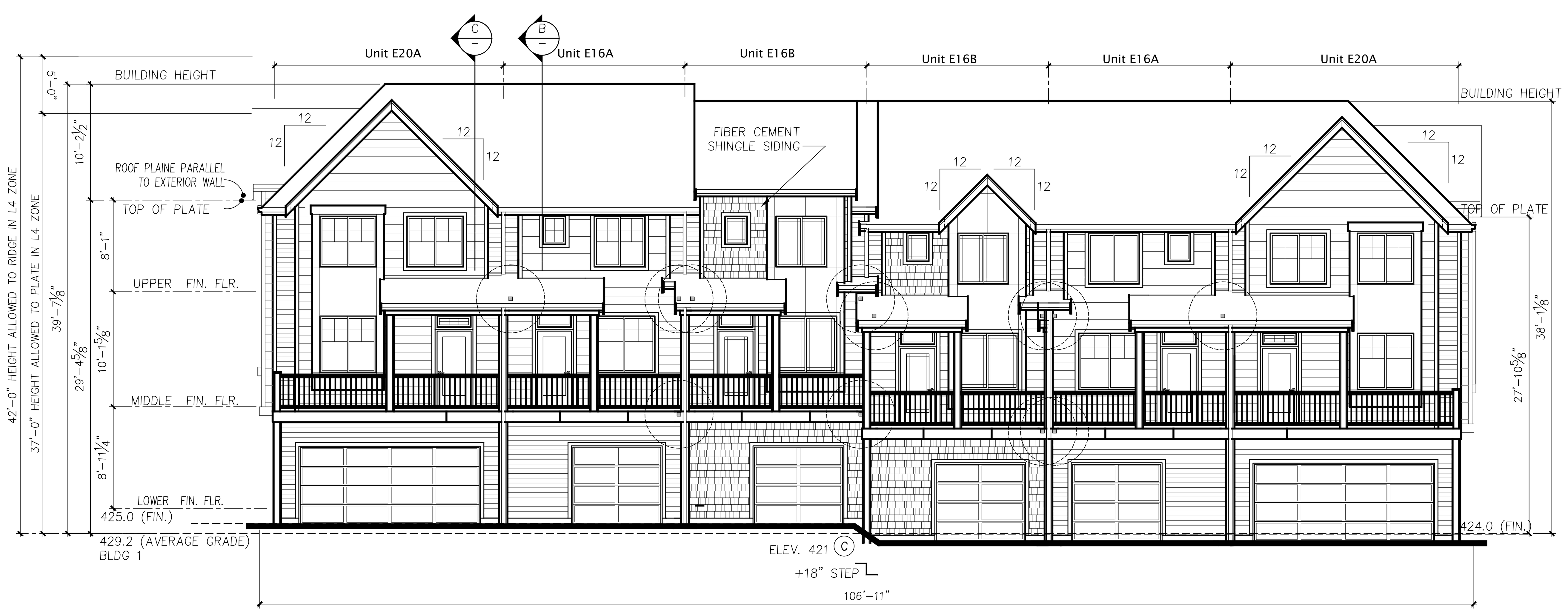
Scale:	Drawn By:	Date:	Date Plotted:
VARIES	DJV/GG	3-3-16	3-8-16

High Point Phase III MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

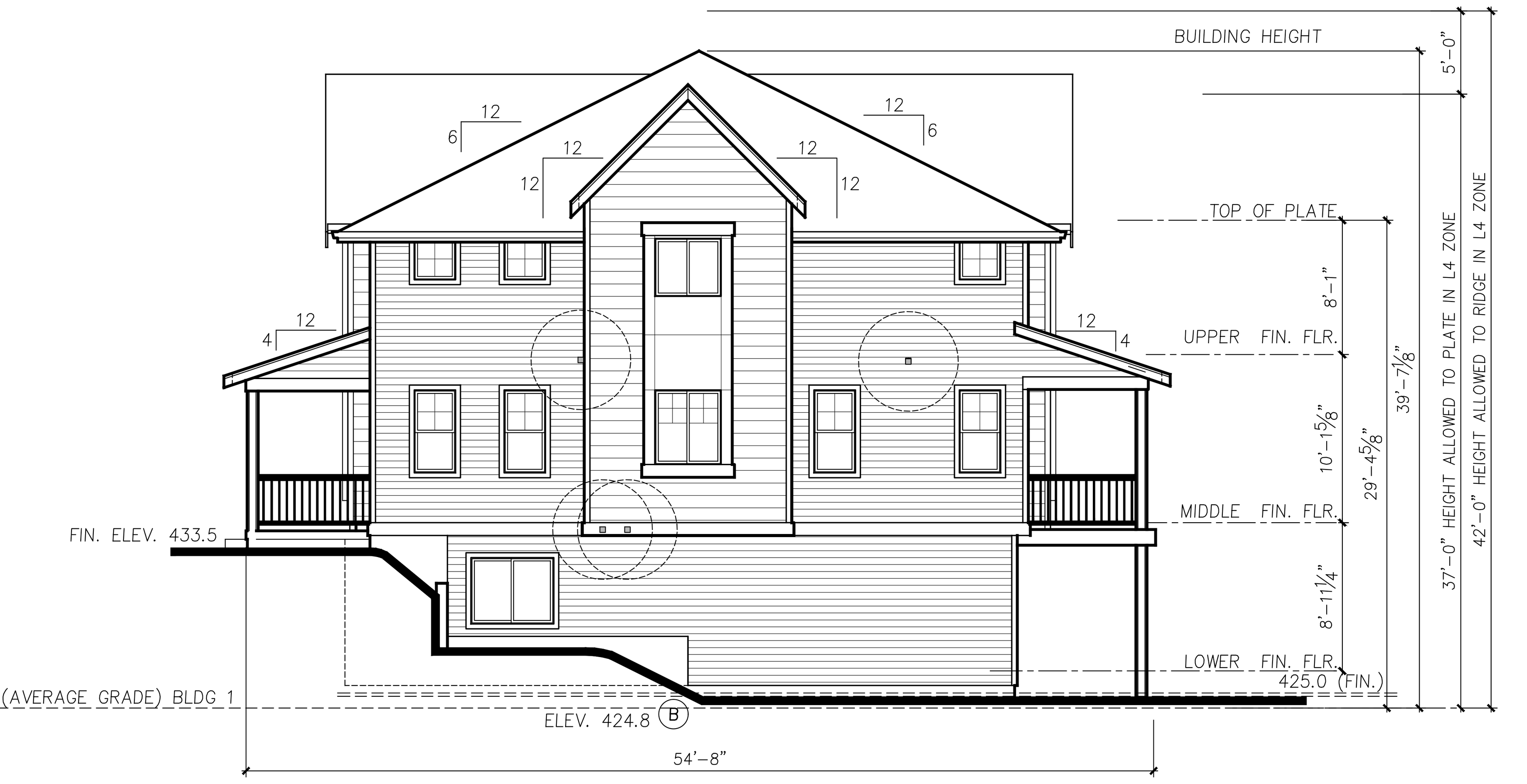
H:\1405\SKETCHUP\TOWNHOUSEAXONS.DWG

Job No.: 14-05
Sheet No.: **S21**



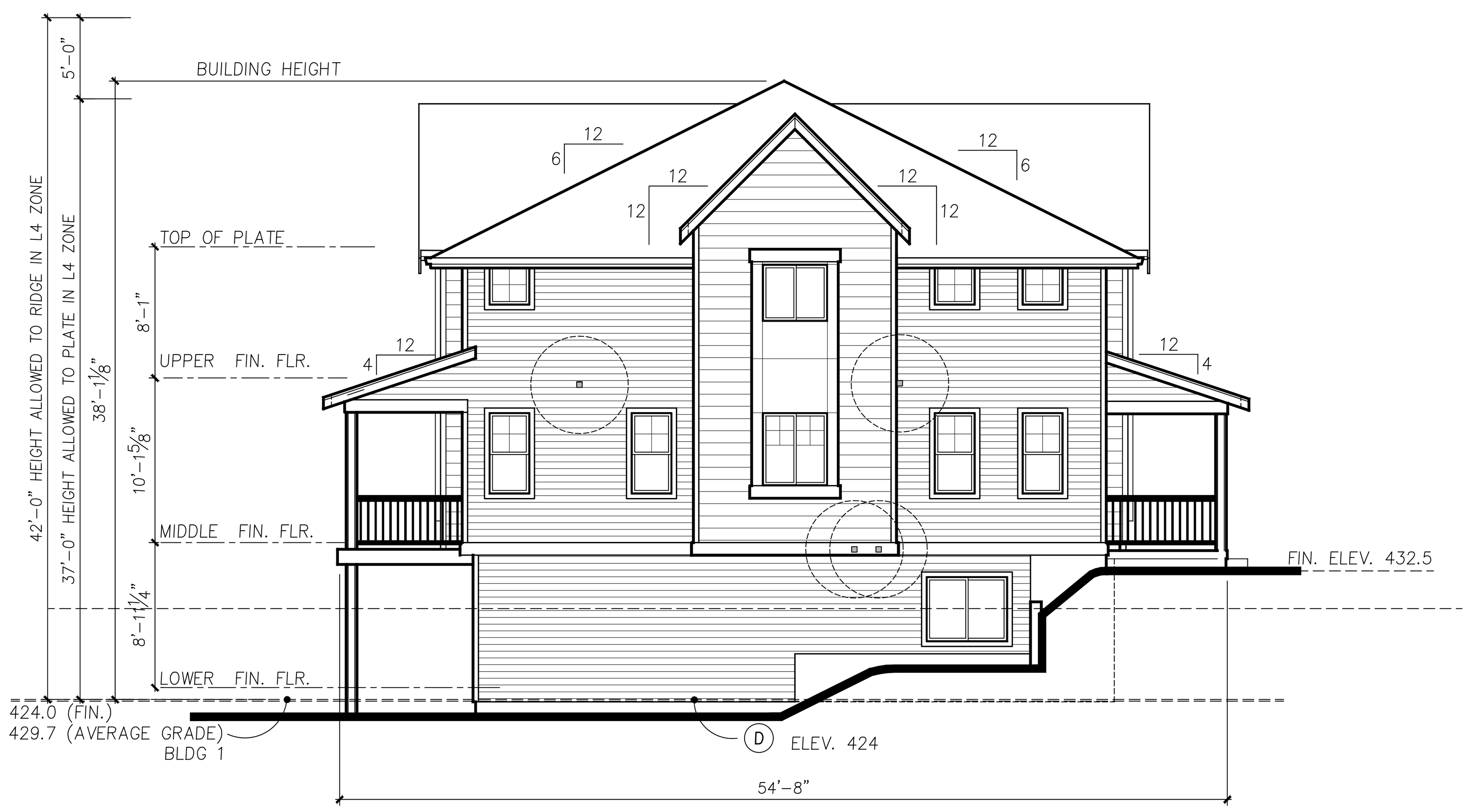
BUILDING 1 EAST ELEVATION

1/8" = 1'-0"



BUILDING 1 SOUTH ELEVATION

1/8" = 1'-0"



BUILDING 1 NORTH ELEVATION

1/8" = 1'-0"

1. ADDED AVERAGE GRADE TO ALL ELEVATIONS AND REVISED BUILDING HEIGHT DIMENSIONS.
2. EXHAUST VETS OUTLETS ADDED.

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

BUILDING 1 WEST ELEVATION

1/8" = 1'-0"

31st AVE STREETSCAPE

Building Code:	2009 Seattle Municipal Code Director's Rule 4-2012
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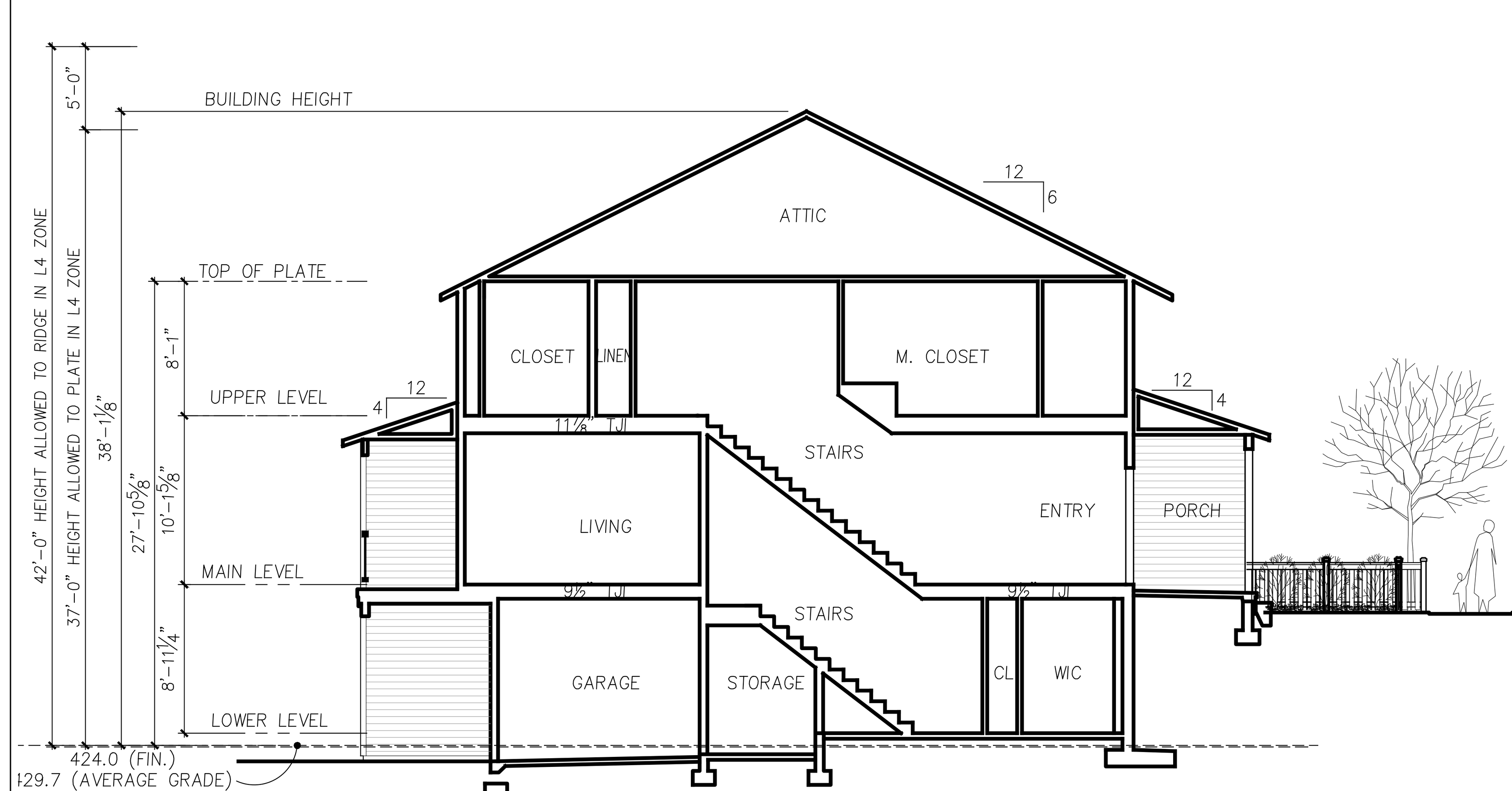
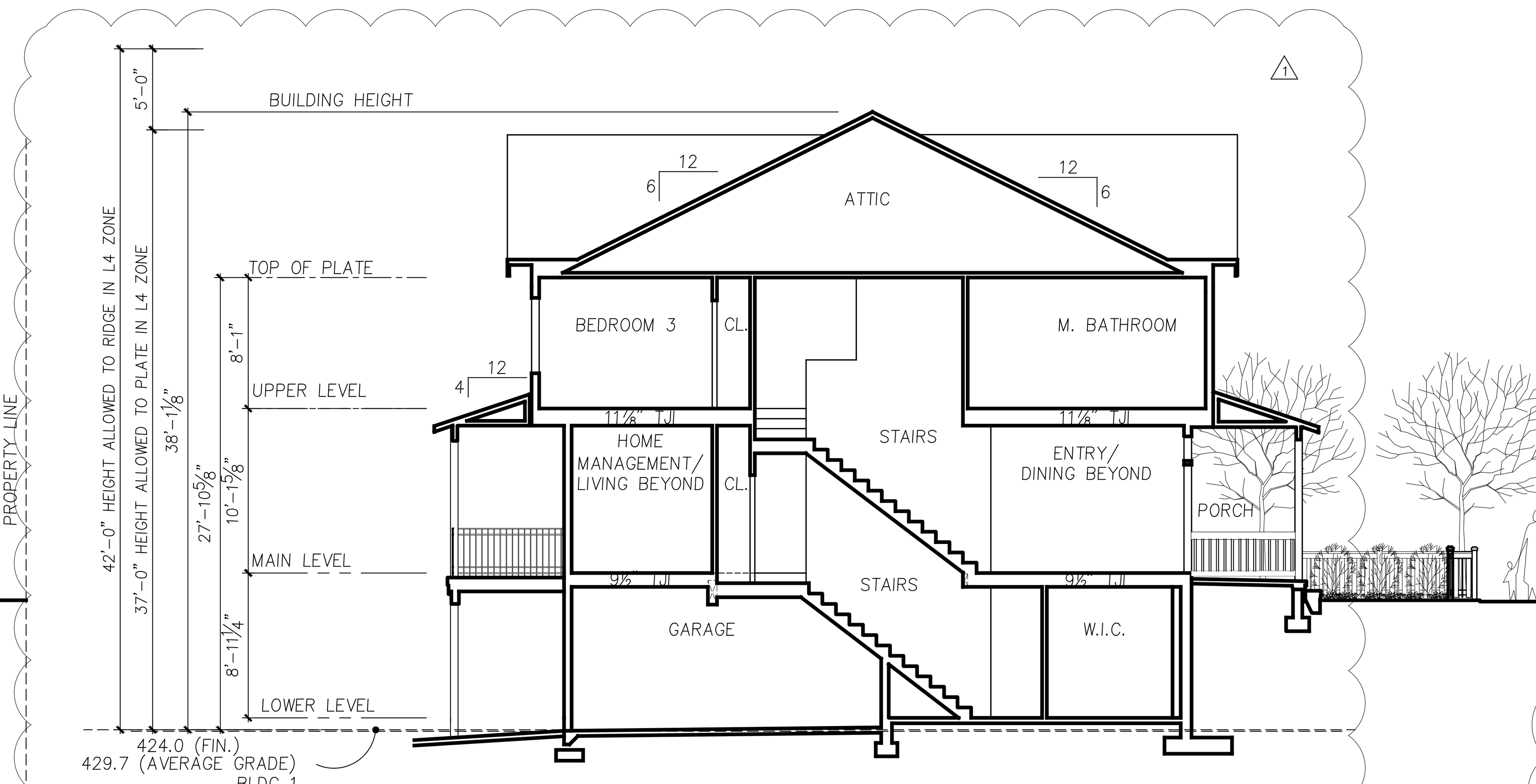


SECTION B UNIT E16

1/8" = 1'-0"

ENTRY SECTION



UNIT E20 **SECTION C**

ENTRY SECTION

1/8" = 1'-0"

BUILDING 1 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 1 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
427.0 * 106.9 +	424.8 * 54.8 +	421.0 * 106.9 +	424.0 * 54.8
106.9 +	54.8 +	106.9	+ 54.8
45,637.8 +	23,279.0 +	44,996.5 +	23,235.2
323.4			
137,148.5 / 323.4		=	424.1

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

H:\1405\BUILDING 1.DWG

Milbrandt Architects

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-08-2016	DPD CORRECTION NOTICE 2

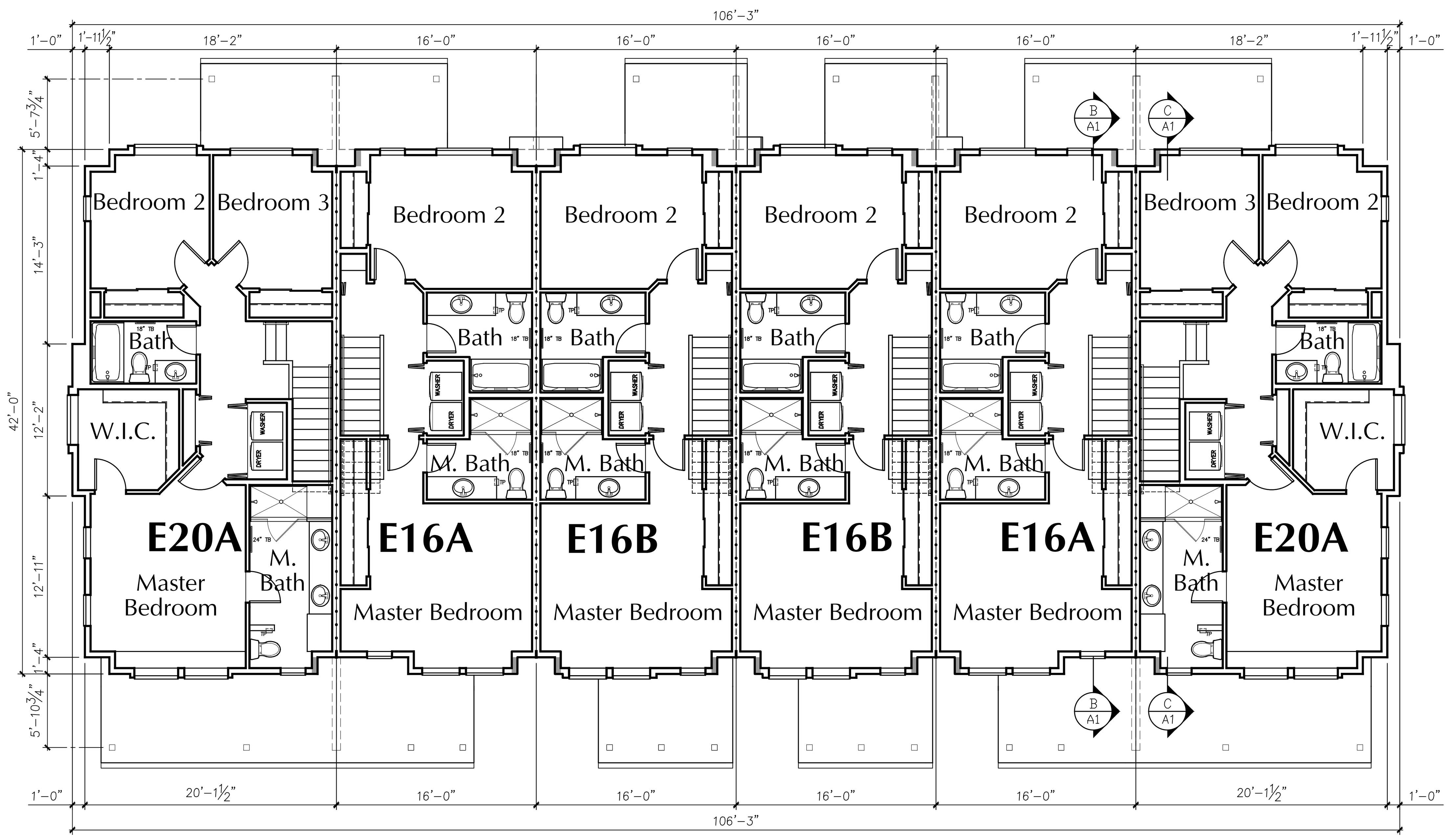
BUILDING 1
ELEVATIONS

Scale: 1/8"=1'-0" | Drawn By: DJV/GMG/DRB | Date: 3-13-15 | Date Plotted: 3-14-16

High Point Phase III MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05
Sheet No.: **A1**

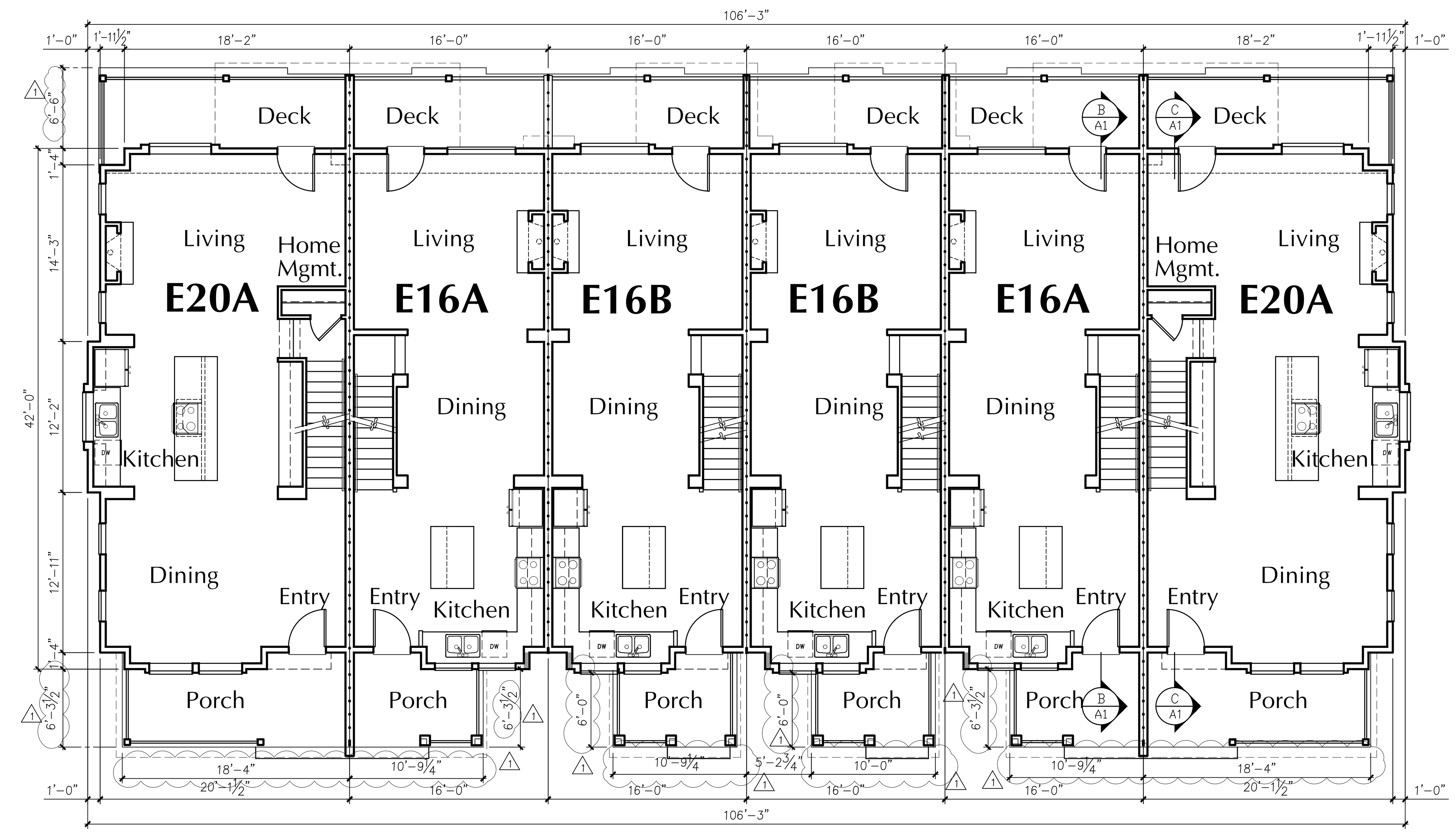


BUILDING 1

1/8" = 1'-0"

+18" STEP

UPPER LEVEL PLAN

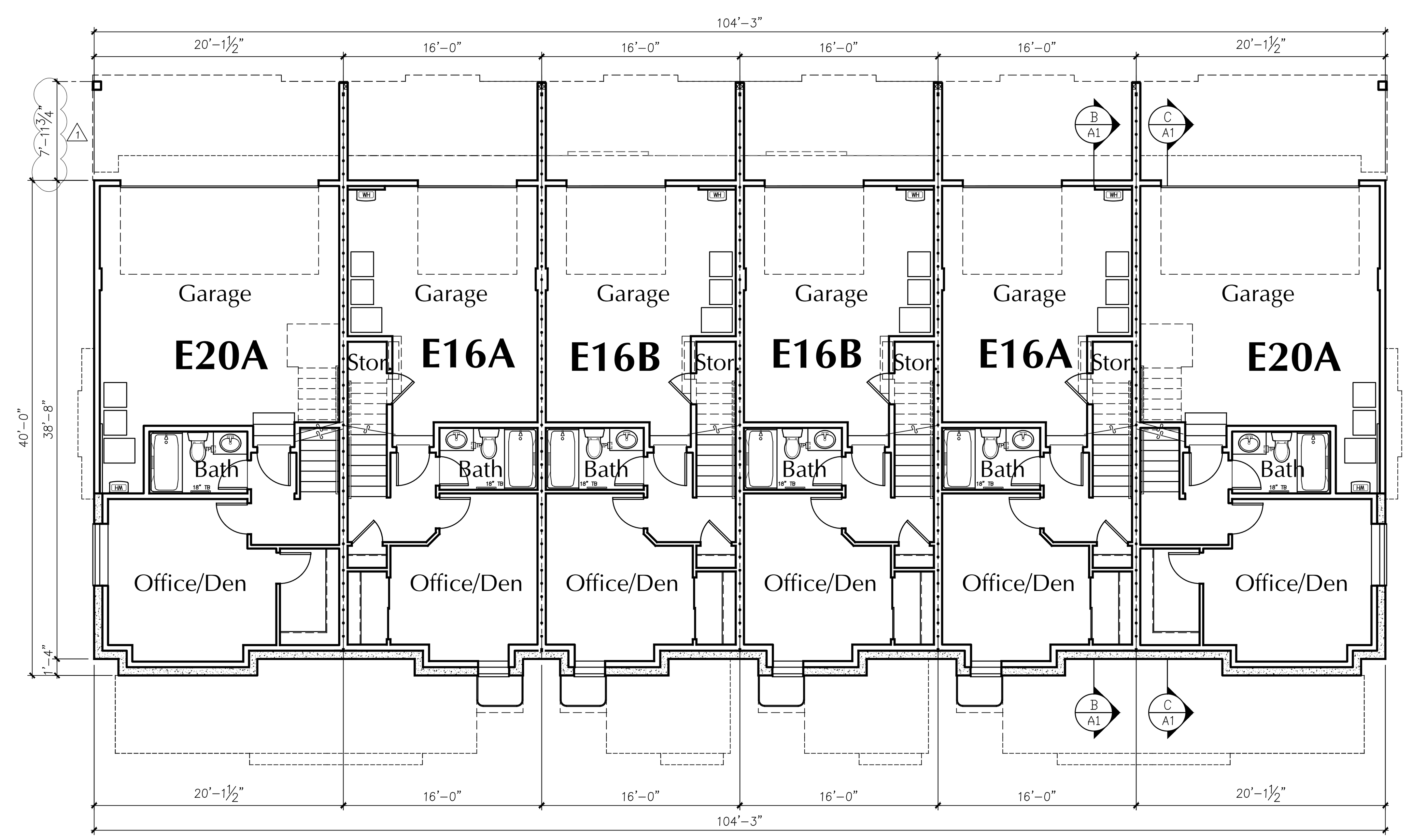


BUILDING 1

1/8" = 1'-0"

+18" STEP

MAIN LEVEL PLAN



BUILDING 1

1/8" = 1'-0"

+18" STEP

LOWER LEVEL PLAN

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-08-2016	DPD CORRECTION NOTICE 2

BUILDING 1
BUILDING FLOOR PLANS

Date Plotted: 3-14-16
Date: 3-3-16
Drawn By: DD/BG
Scale: 1/8"=1'-0"

High Point Phase III MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

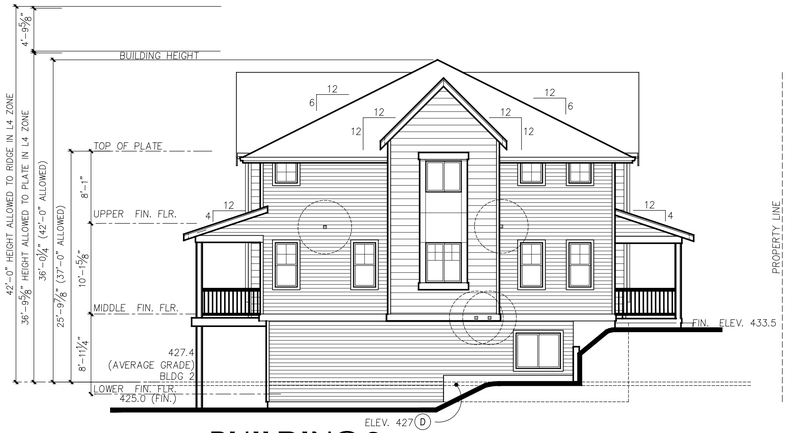
Job No.: 14-05
Sheet No.: **A2**

BUILDING 2 EAST ELEVATION

1/8" = 1'-0"

BUILDING 2 SOUTH ELEVATION

1/8" = 1'-0"



BUILDING 2 NORTH ELEVATION

1/8" = 1'-0"

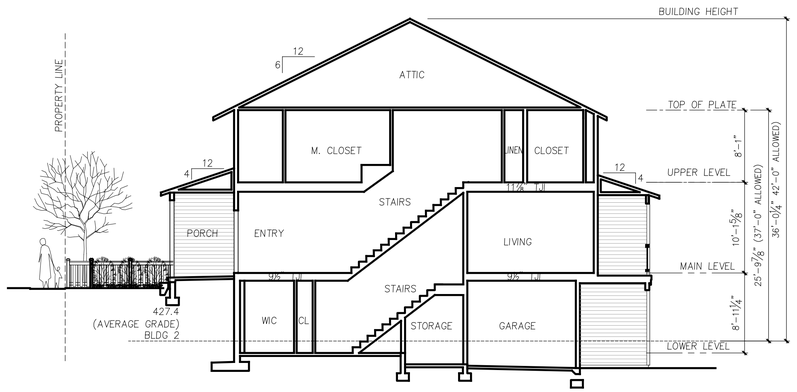
BUILDING 2 WEST ELEVATION

1/8" = 1'-0"

31st AVE STREETSCAPE

2

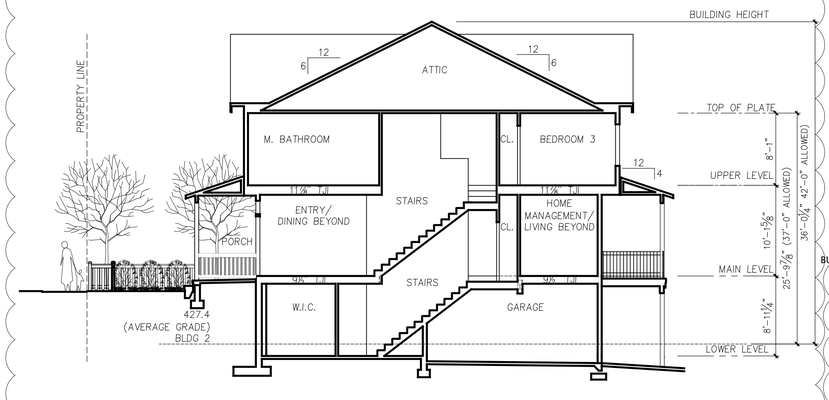
- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION



UNIT E16 ENTRY SECTION

SECTION B

1/8" = 1'-0"



UNIT E20 ENTRY SECTION

SECTION C

1/8" = 1'-0"

BUILDING 2 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 2 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2

A	B	C	D
431.0 * 90.9	+ 428.0 * 54.8	+ 423.8 * 90.9	+ 427.0 * 54.8
90.9 +	54.8 +	90.9 +	54.8
39,169.3 +	23,454.4 +	38,510.4 +	23,399.6
291.4			
124,533.7			
291.4			= 427.4

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**

23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs:

1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

Director's Rule 4-2012 General rule:

Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.

Milbrandt Architects
25 Central Way, Ste 210
Kirkland, Washington 98033
P: 425.454.7130 F: 425.658.1208
Web: www.milbrandtarch.com

5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-08-2016	DPD CORRECTION NOTICE 2
1	10-26-2015	DPD CORRECTION NOTICE 1

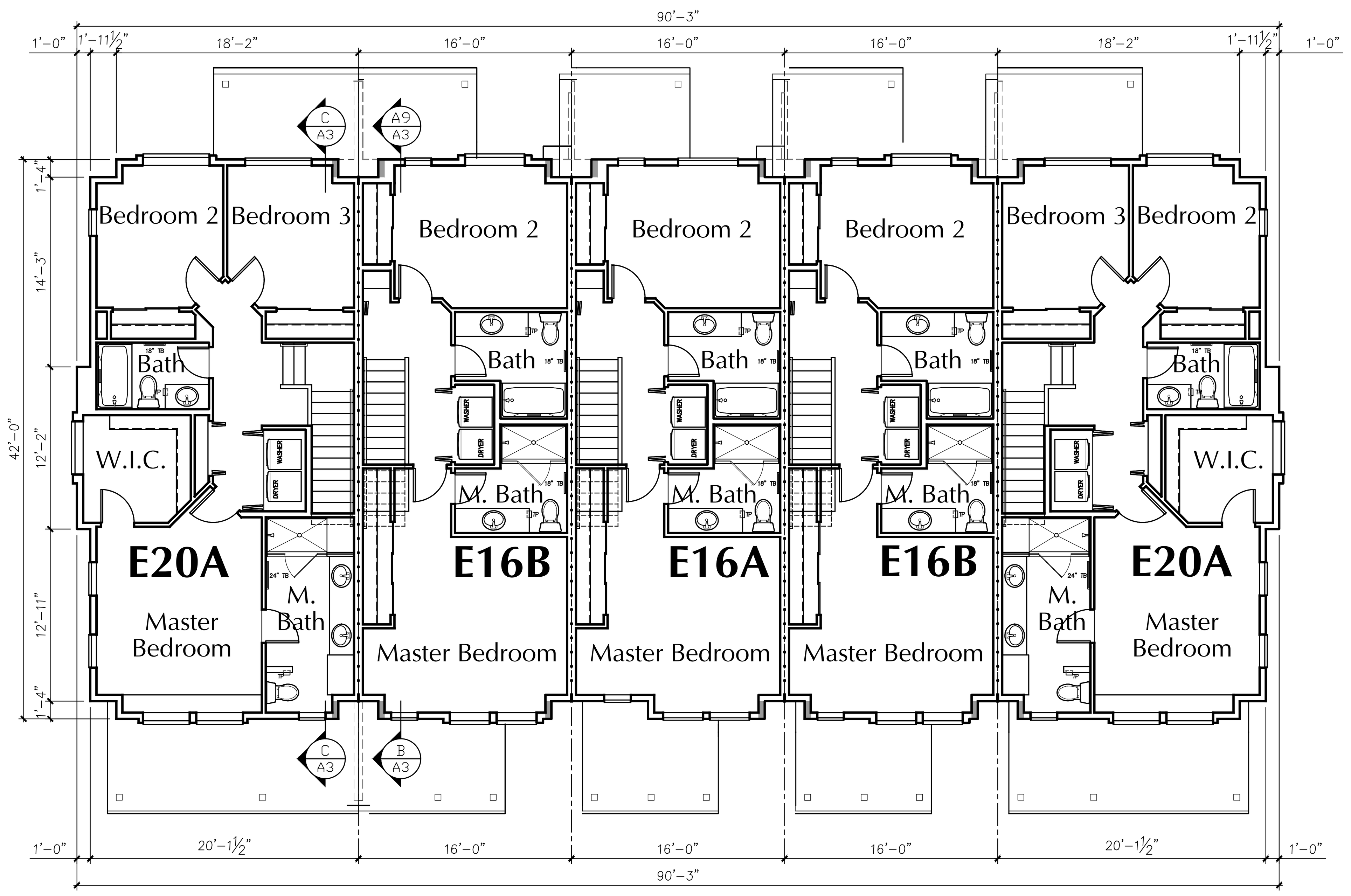
BUILDING 2
ELEVATIONS AND BUILDING SECTIONS

Date Plotted: 3-14-16
Date: 3-3-16
Drawn By: DB/MEG
Scale: 1/8"=1'-0"

High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

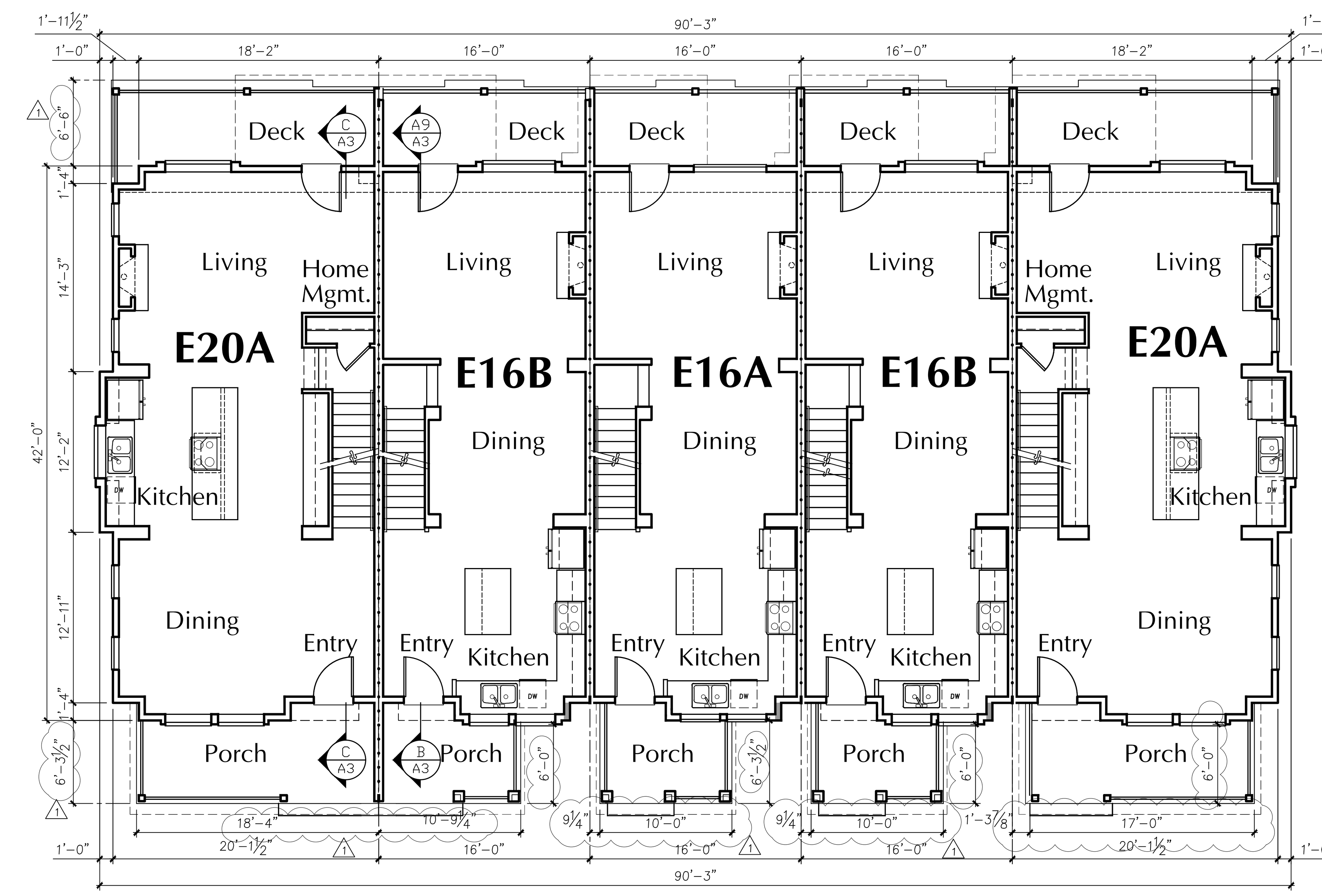
Job No.: 14-05
Sheet No.: A3



BUILDING 2

1/8" = 1'-0"

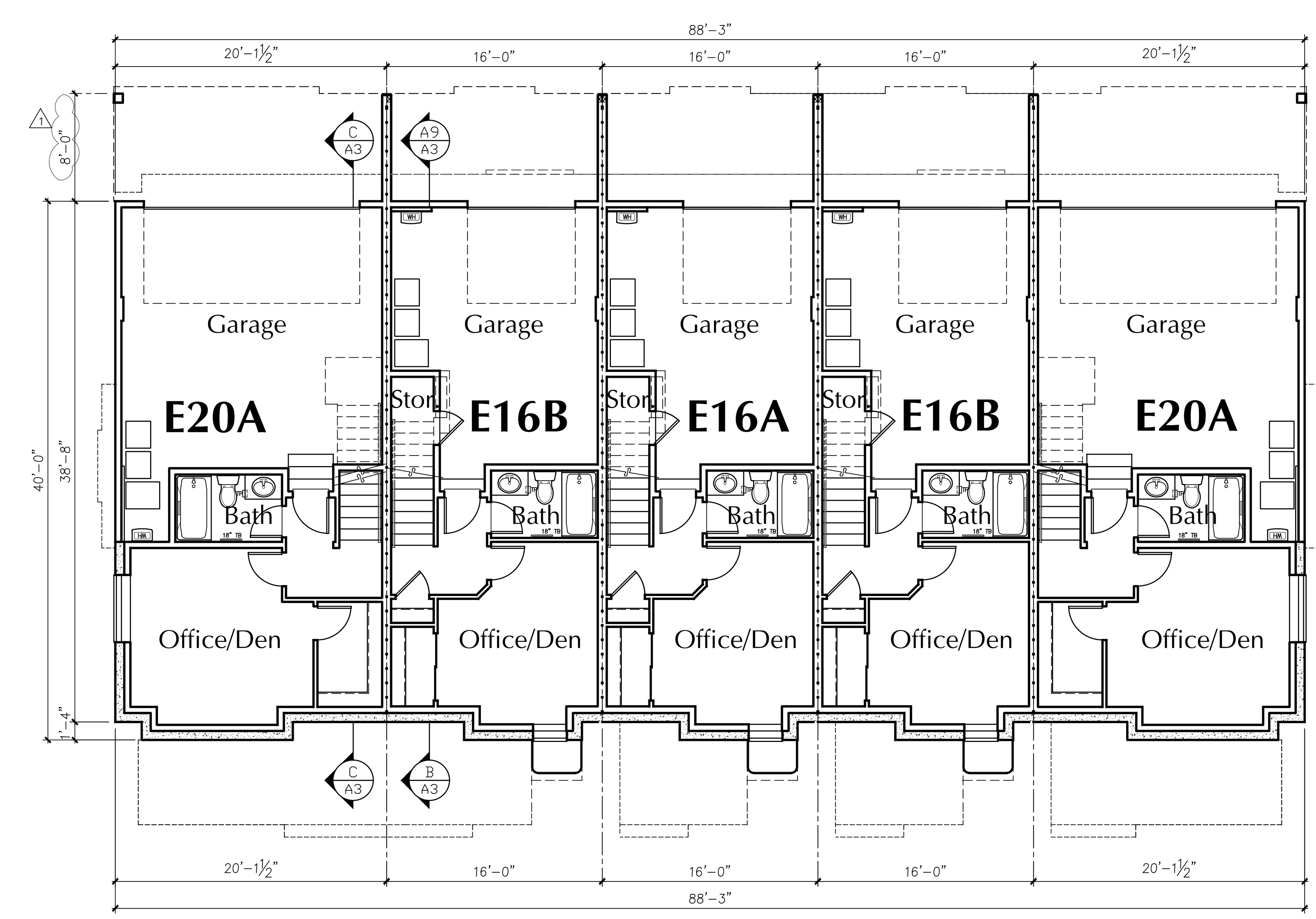
UPPER LEVEL PLAN



BUILDING 2

1/8" = 1'-0"

MAIN LEVEL PLAN



BUILDING 2

1/8" = 1'-0"

LOWER LEVEL PLAN

Milbrandt Architects
25 Central Way, Ste 210
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Web: www.milbrandtarch.com

REGISTERED ARCHITECT 5052
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-08-2016	DPD CORRECTION NOTICE 2

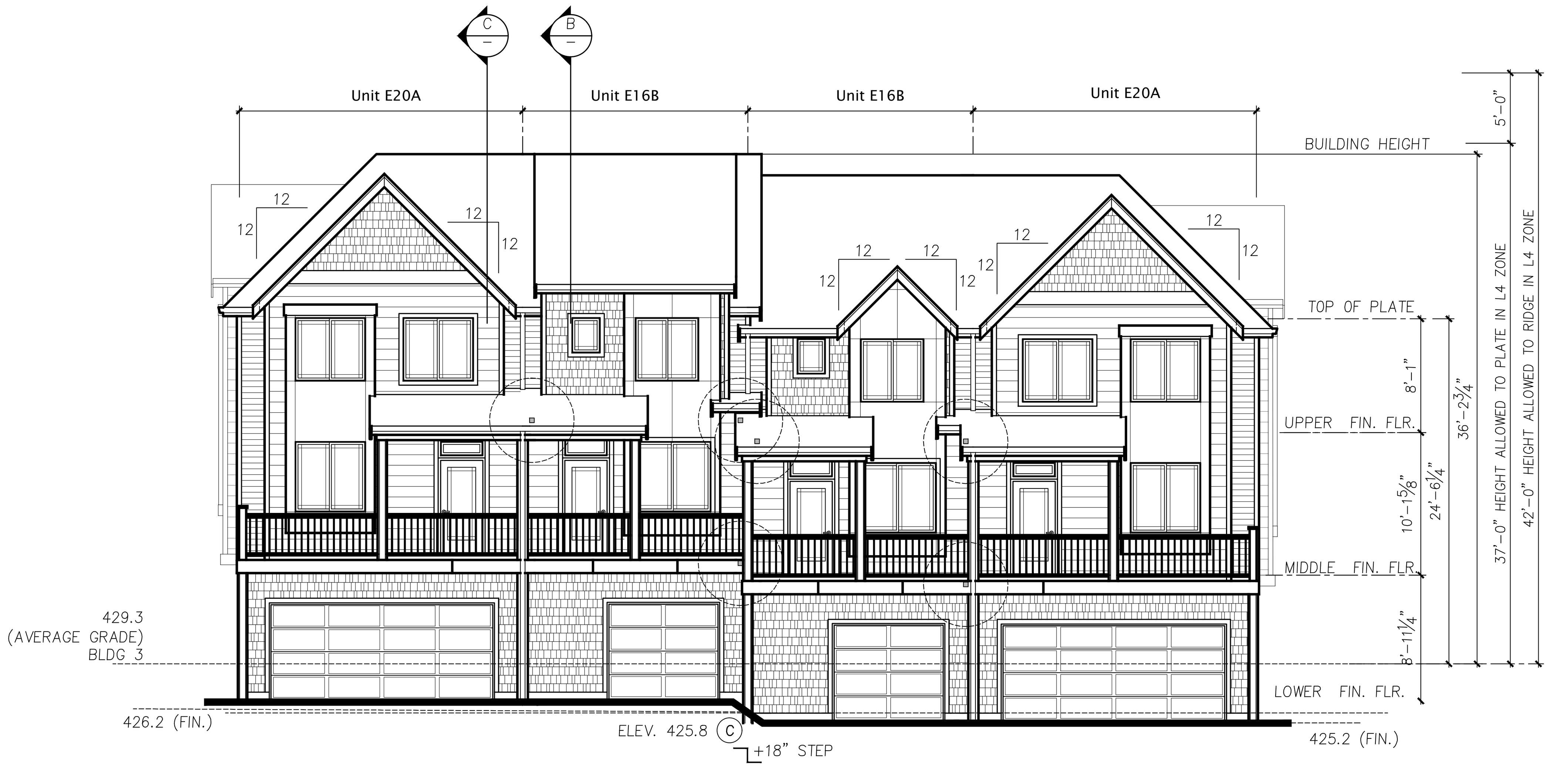
BUILDING 2
BUILDING FLOOR PLANS

Scale: 1/8"=1'-0"
Drawn By: DD/BG
Date: 3-3-16
Date Plotted: 3-14-16

High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington

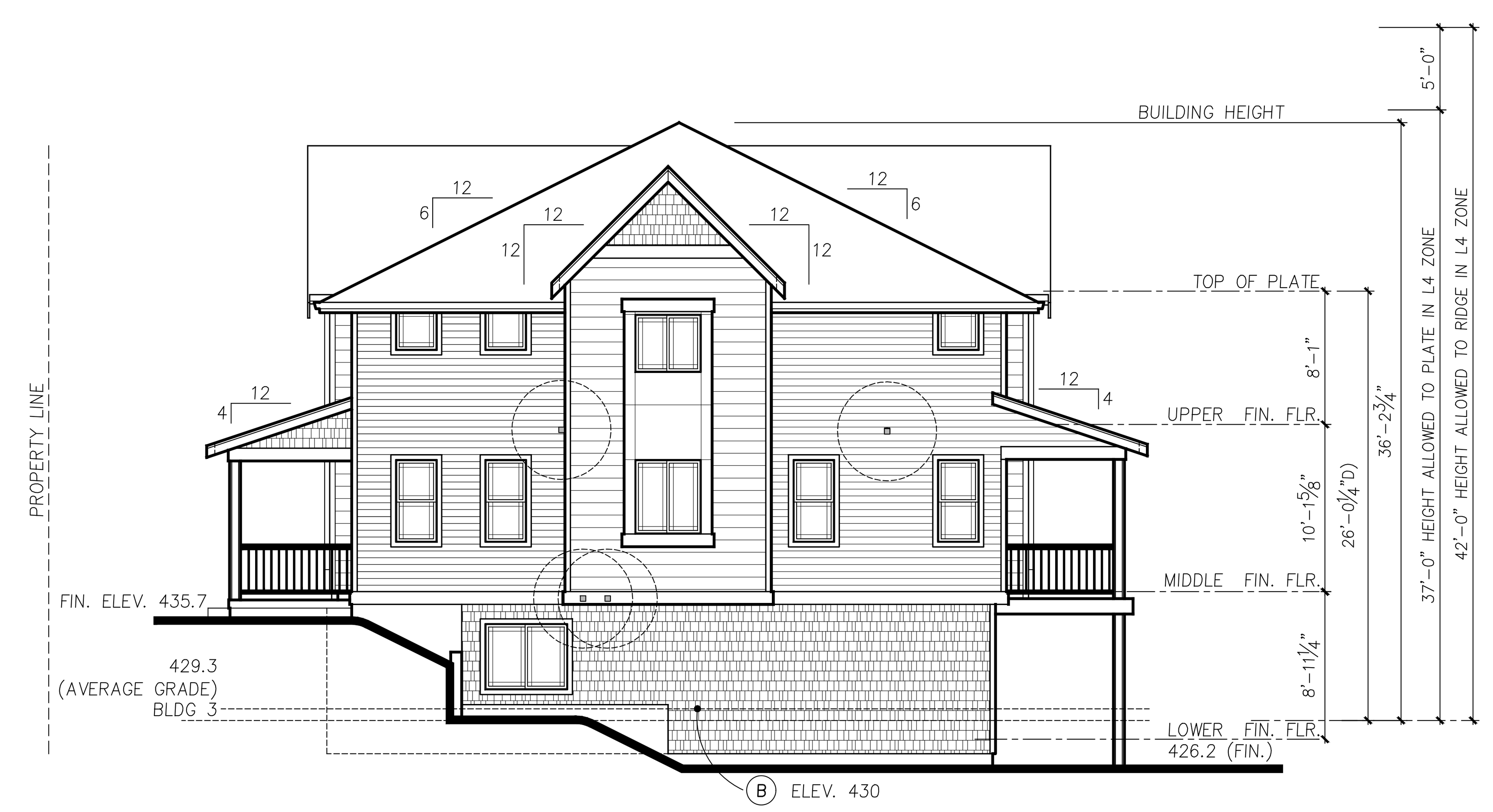
Polygon WLH, LLC

Job No.: 14-05
Sheet No.: **A4**



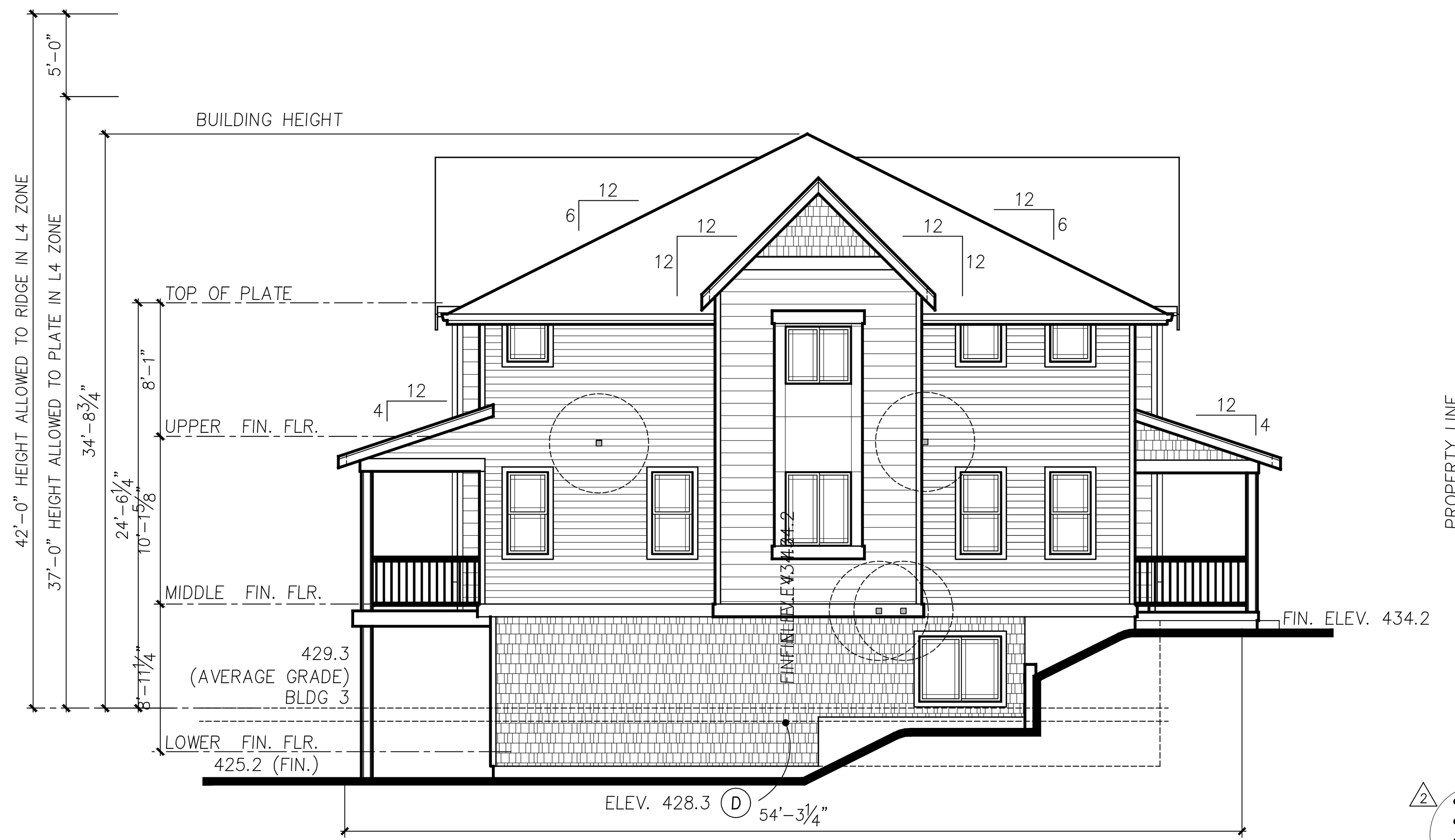
BUILDING 3 EAST ELEVATION

1/8" = 1'-0"



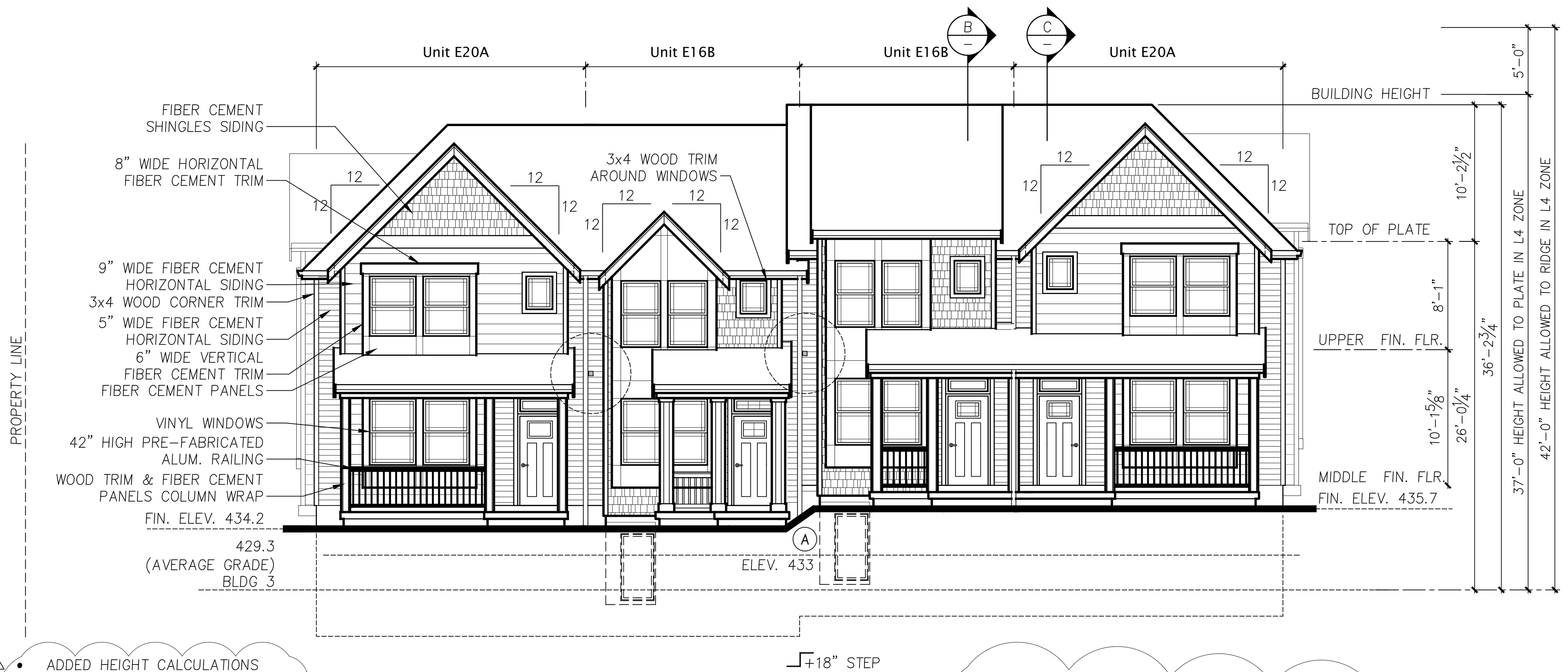
BUILDING 3 SOUTH ELEVATION

1/8" = 1'-0"



BUILDING 3 NORTH ELEVATION

1/8" = 1'-0"



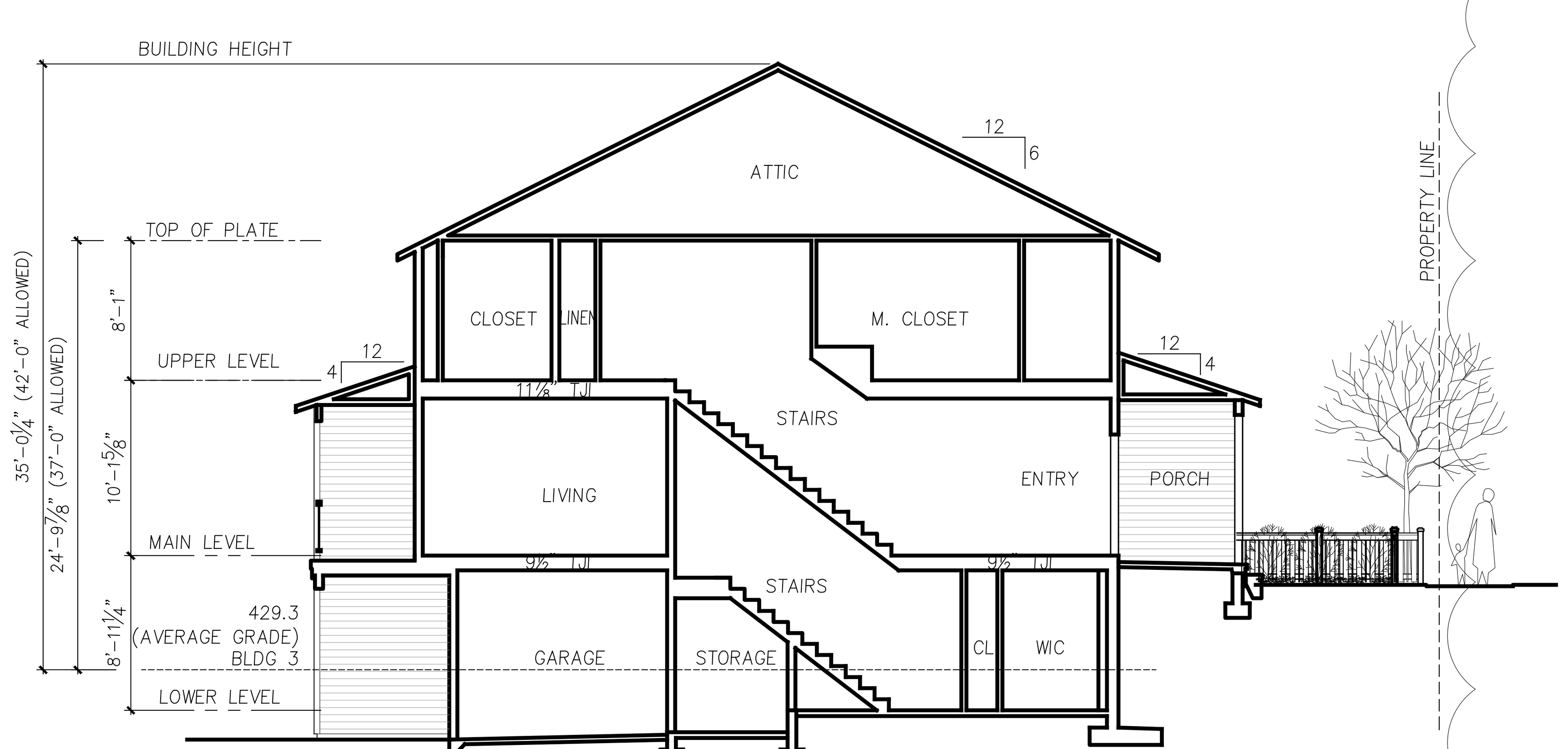
- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

BUILDING 3 WEST ELEVATION

1/8" = 1'-0"

31st AVE STREETSCAPE

Building Code:	2009 Seattle Municipal Code Director's Rule 4-2012
23.86.006	The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**
23.45.009 Structure Height	Lowrise 2 = Twenty five (25) Feet Lowrise 4 = Thirty Seven (37) Feet
C. Pitched roofs:	1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched. 3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).
Director's Rule 4-2012 General rule:	Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).** **Formula 2: Enclosing Rectangle.** Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.

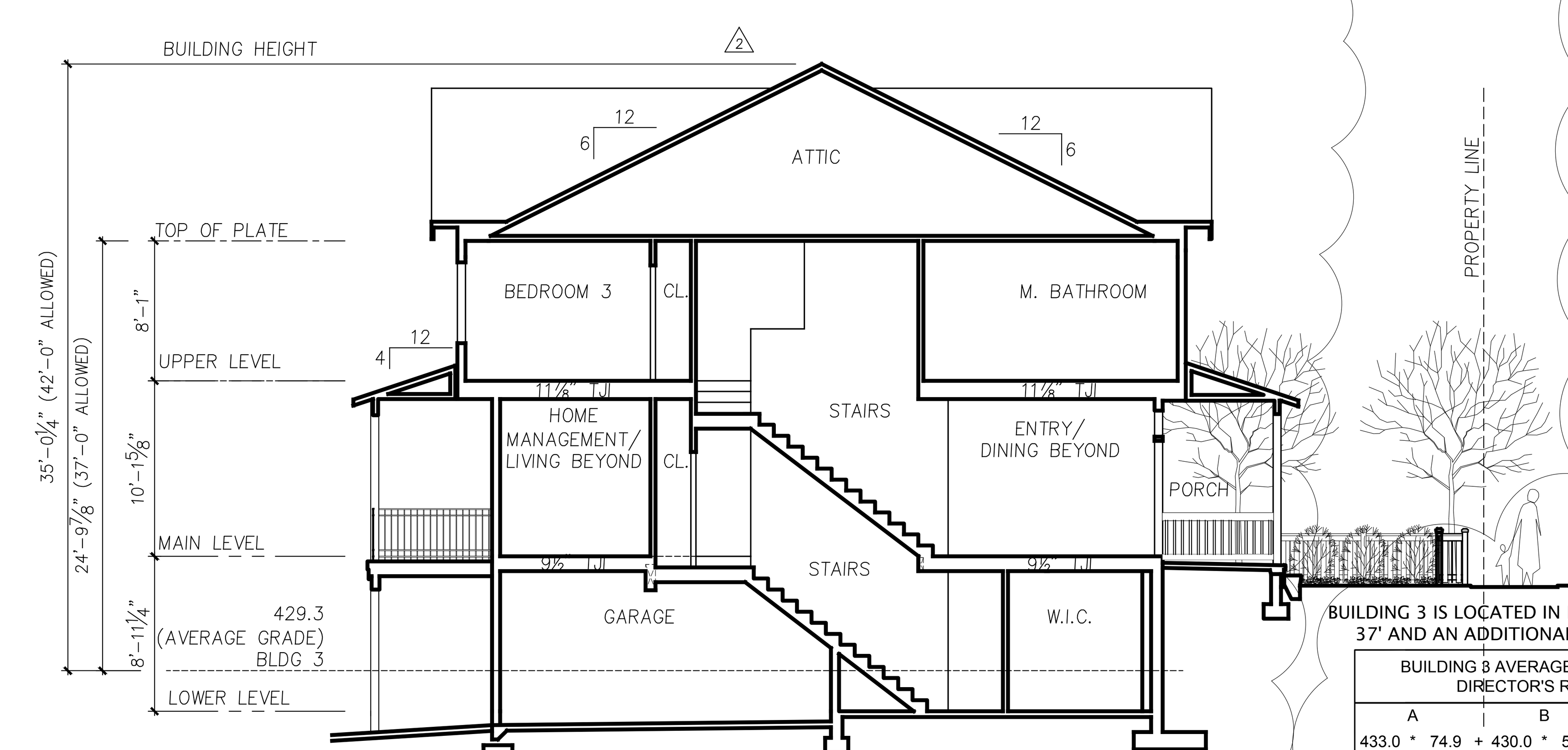


SECTION B

1/8" = 1'-0"

UNIT E16

ENTRY SECTION



UNIT E20

ENTRY SECTION

SECTION C

1/8" = 1'-0"

BUILDING 3 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 3 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
433.0 * 74.9 +	430.0 * 54.8 +	425.8 * 74.9 +	428.3 * 54.8
74.9 +	54.8 +	74.9	+ 54.8
32,423.0 +	23,564.0 +	31,883.9 +	23,470.8
	259.4		
	111,341.8 / 259.4	=	429.3

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

Milbrandt Architects

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-08-2016	DPD CORRECTION NOTICE 2
1	10-26-2015	DPD CORRECTION NOTICE 1

Scale:	Drawn By:	Date:	Date Plotted:
1/8"=1'-0"	DJV/GG	3-3-16	3-14-16

BUILDING 3
ELEVATIONS

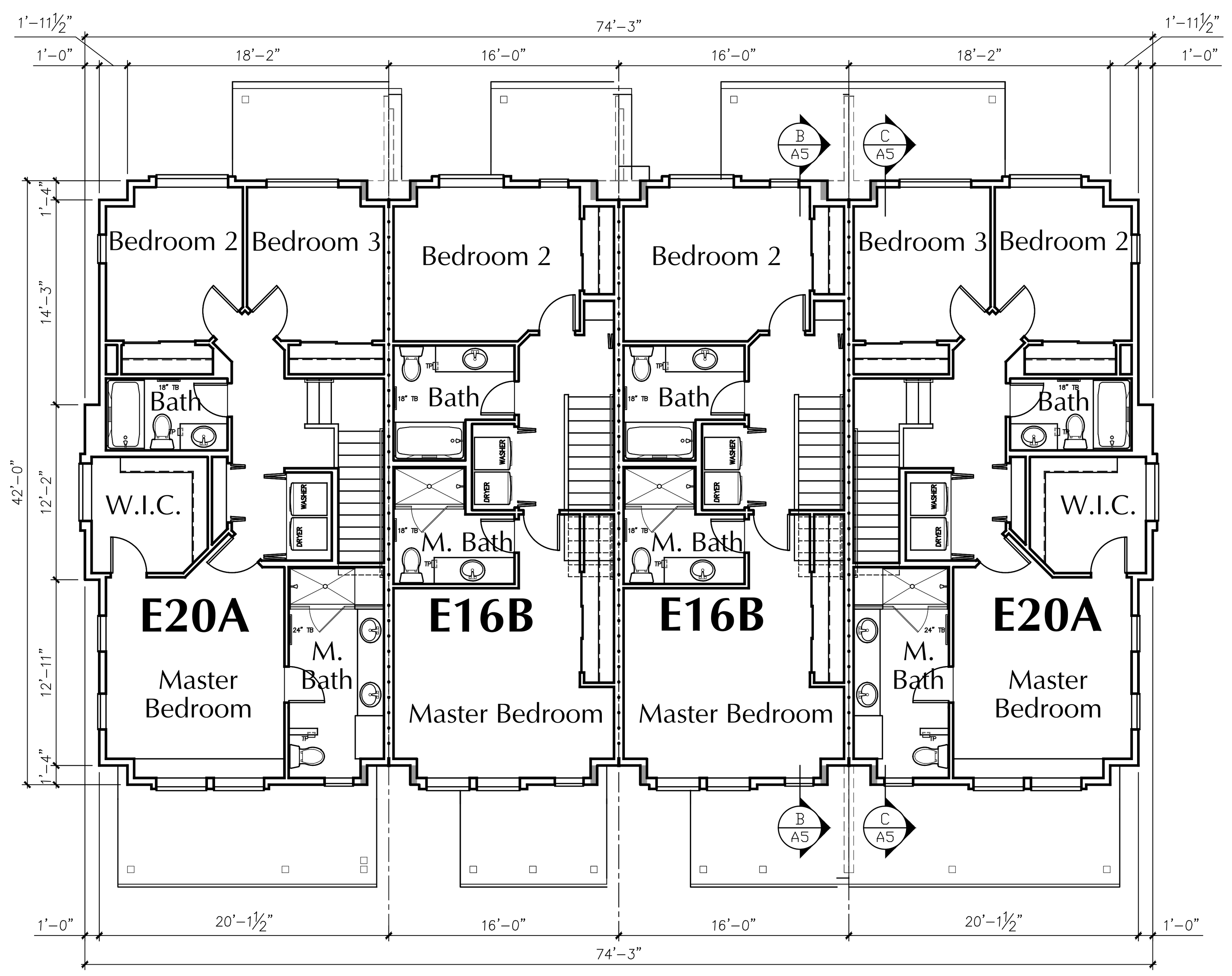
High Point Phase III MUP Submittal Package

At High Point BLock 34
Seattle Washington

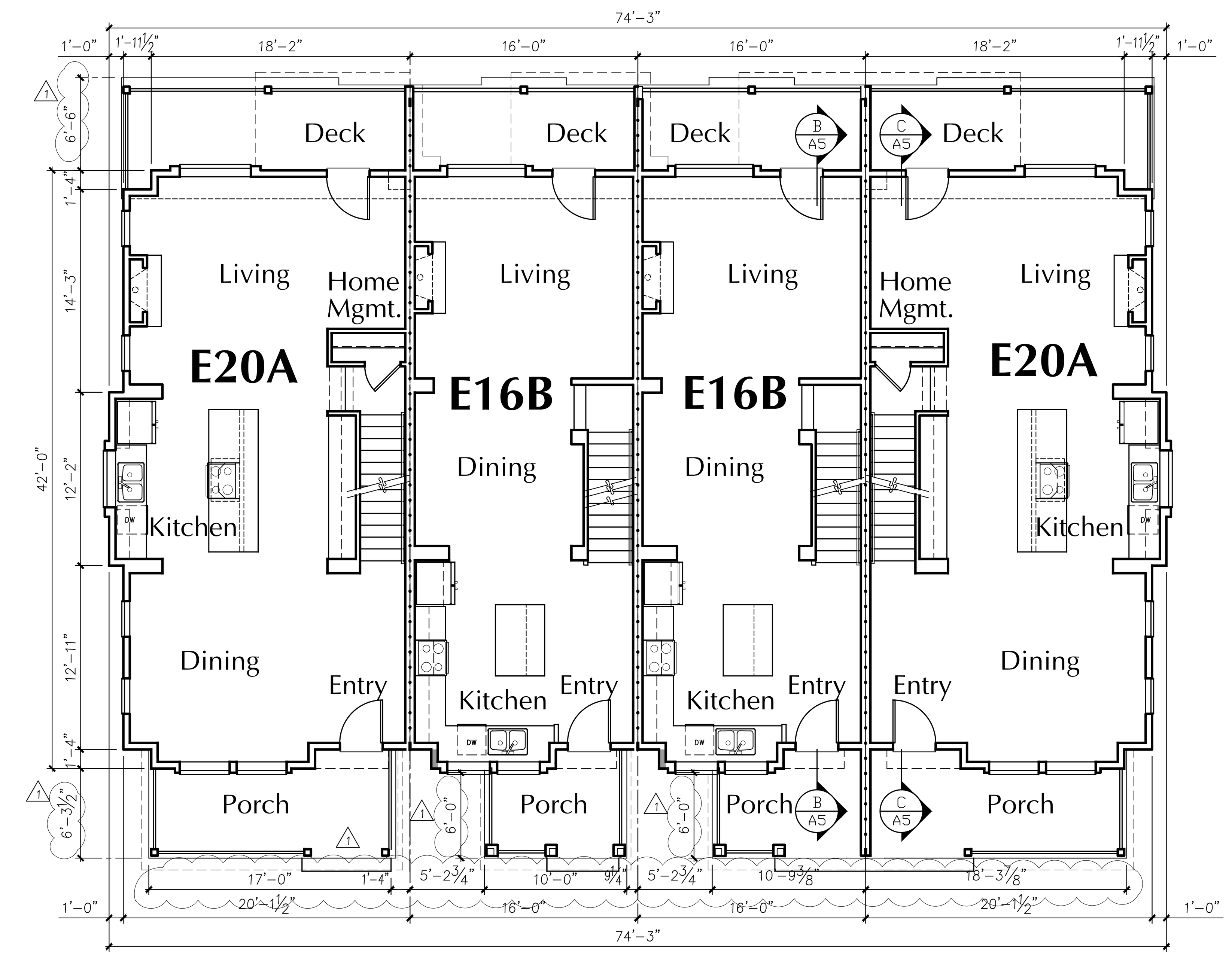
Polygon WLH, LLC

Job No.: 14-05

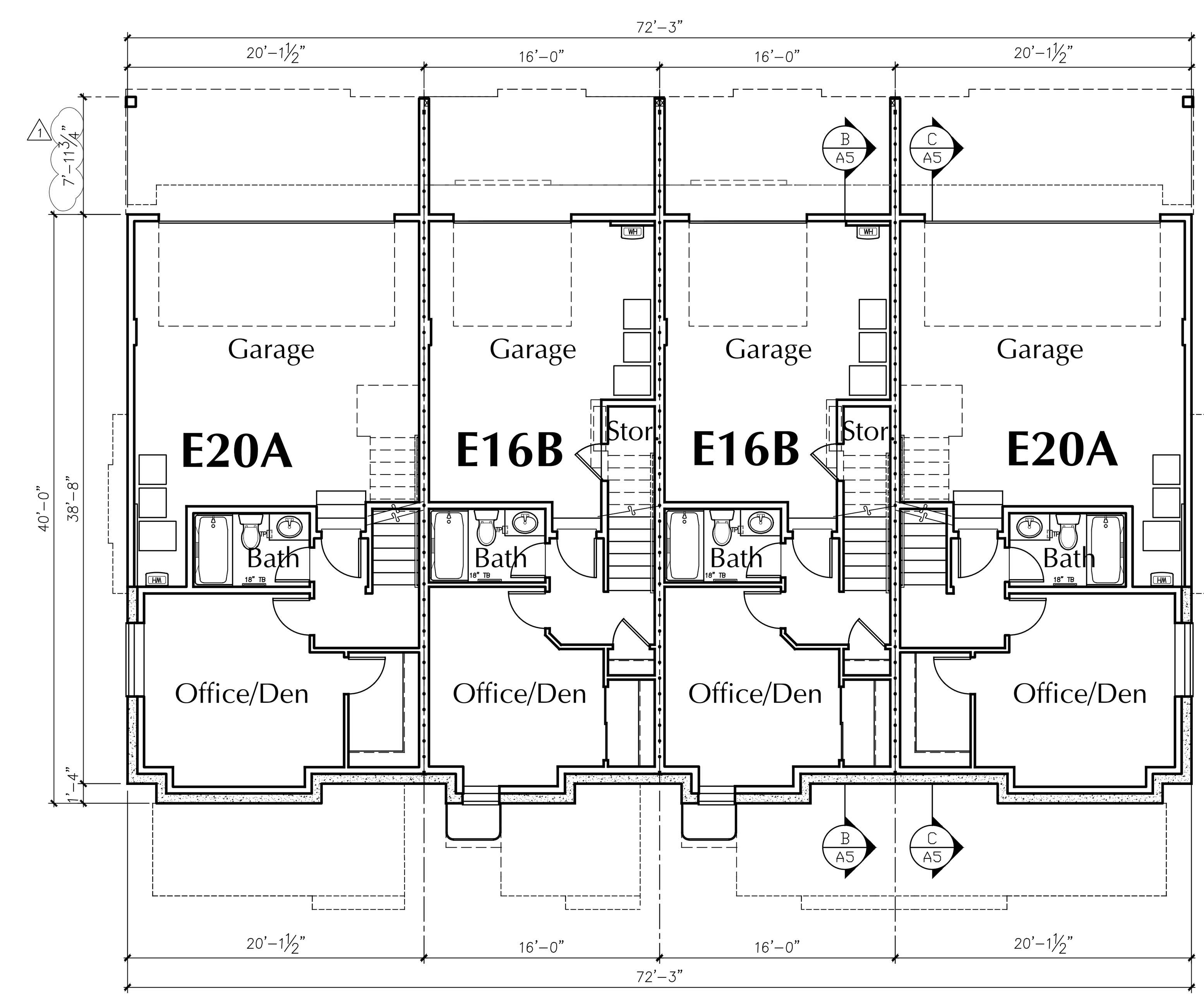
Sheet No.: A5



BUILDING 3 UPPER LEVEL PLAN



BUILDING 3 MAIN LEVEL PLAN



BUILDING 3 LOWER LEVEL PLAN

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Web: www.milbrandtarch.com

5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-08-2016	DPD CORRECTION NOTICE 2

BUILDING 3
BUILDING FLOOR PLANS

Scale: 1/8"=1'-0"
Drawn By: DD/BG
Date: 3-3-16
Date Plotted: 3-11-16

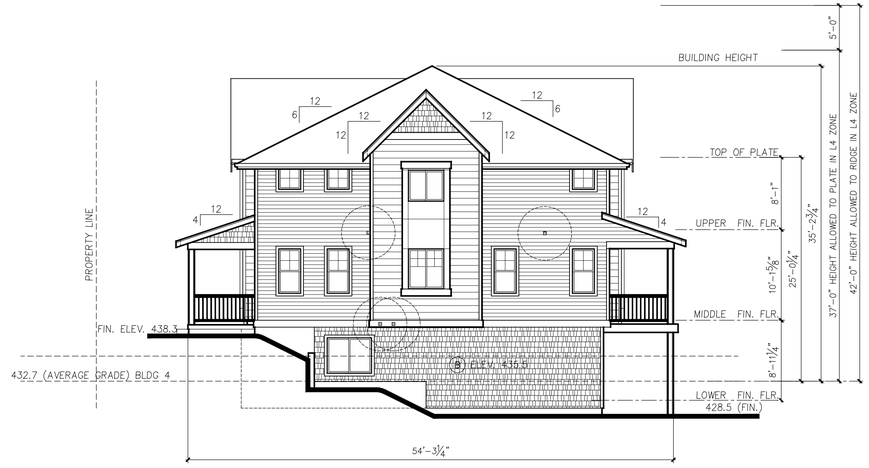
High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05
Sheet No.: **A6**

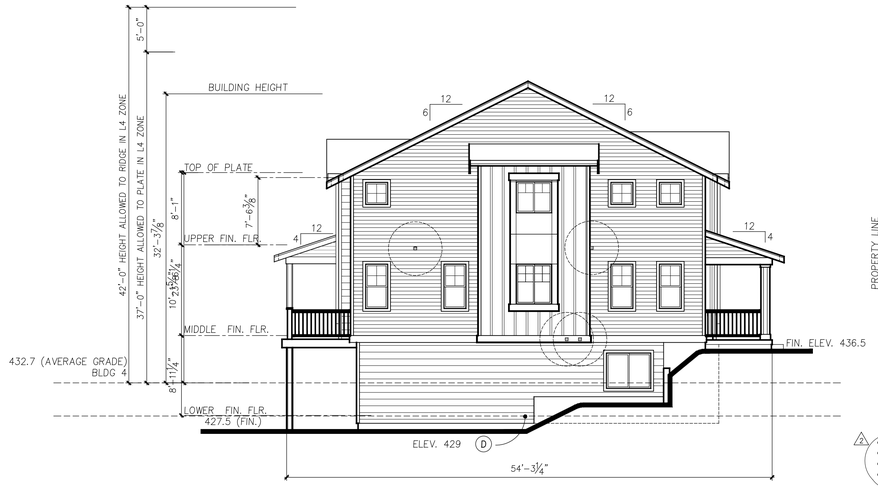
BUILDING 4 EAST ELEVATION

1/8" = 1'-0"



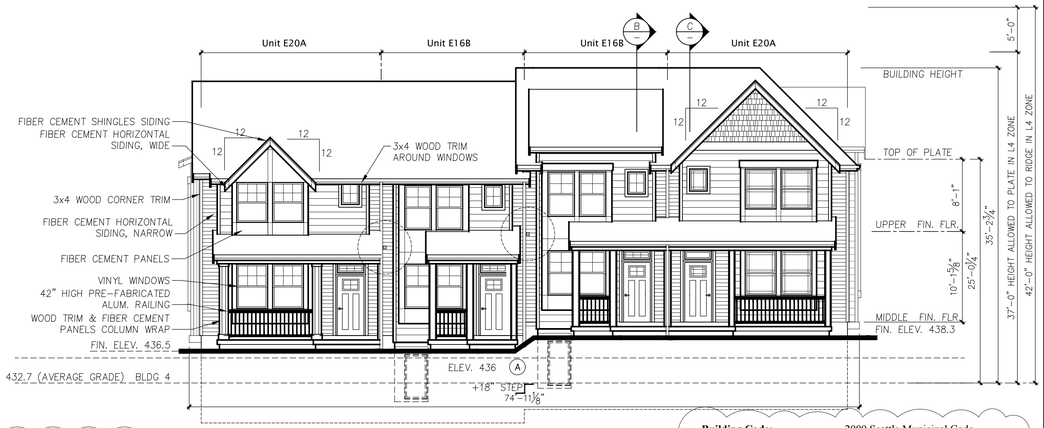
BUILDING 4 SOUTH ELEVATION

1/8" = 1'-0"



BUILDING 4 NORTH ELEVATION

1/8" = 1'-0"

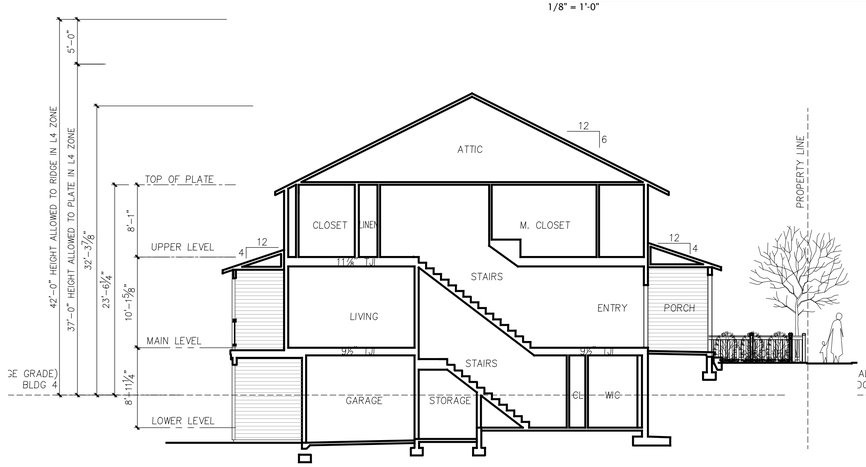


BUILDING 4 WEST ELEVATION

1/8" = 1'-0"

31st AVE STREETSCAPE

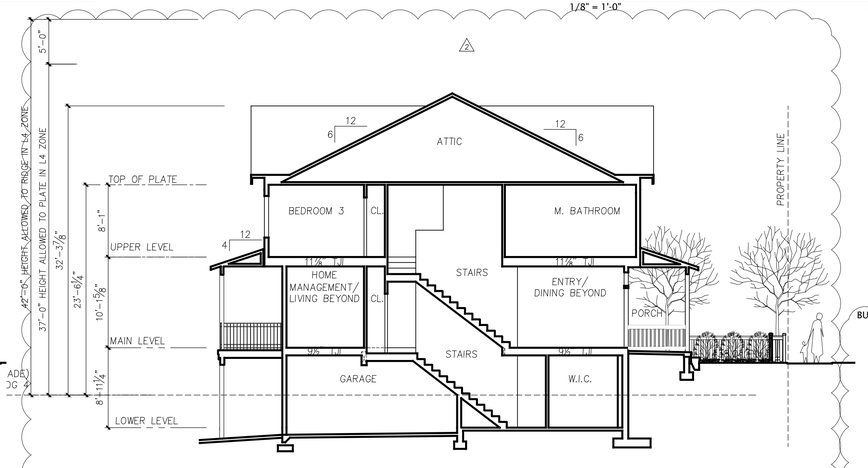
- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION



SECTION B

UNIT E16 ENTRY SECTION

1/8" = 1'-0"



SECTION C

UNIT E20 ENTRY SECTION

1/8" = 1'-0"

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**

23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs: 1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

Director's Rule 4-2012 General rule: Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.

BUILDING 4 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 4 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2

A		B		C		D
436.0 * 74.9	+	435.5 * 54.8	+	429.0 * 74.9	+	430.3 * 54.8
74.9	+	54.8	+	74.9	+	54.8
32,647.7	+	23,865.4	+	32,123.5	+	23,580.4
259.4						
112,217.0					=	432.7
259.4						

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

Milbrandt Architects
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Kirkland, Washington 98033
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Web: www.milbrandtarch.com

5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-08-2016	DPD CORRECTION NOTICE 2
1	10-26-2015	DPD CORRECTION NOTICE 1

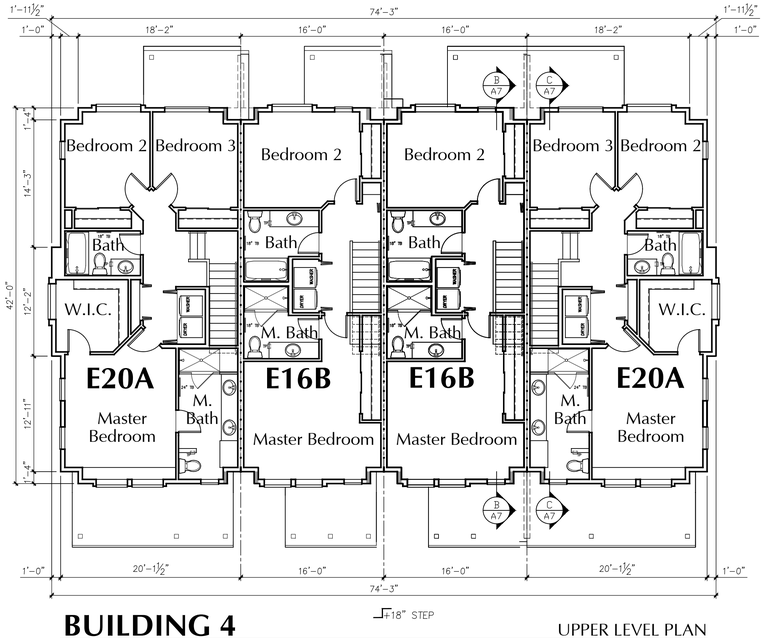
BUILDING 4
ELEVATIONS

Date Plotted: 3-14-16
Date: 3-13-15
Drawn By: DJV/GMS/DRB
Scale: 1/8"=1'-0"

High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington

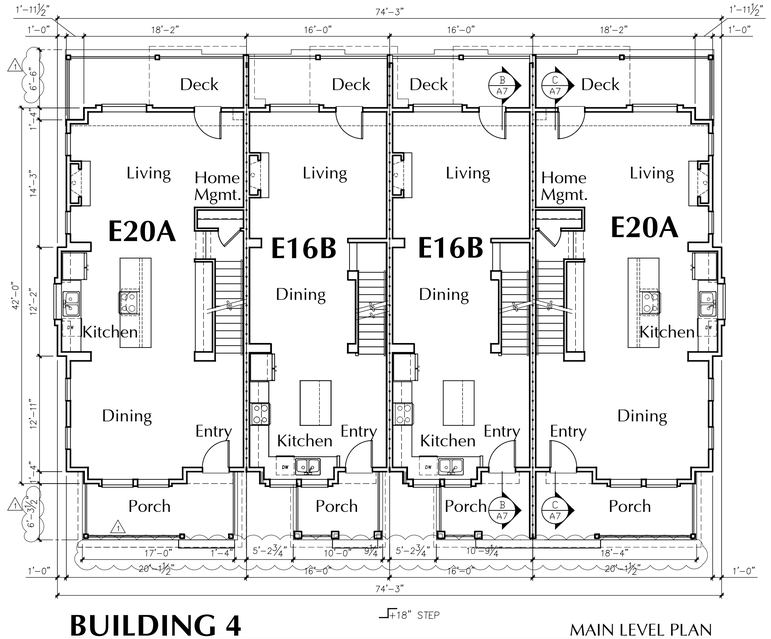
Polygon WLH, LLC

Job No.: 14-05
Sheet No.: A7



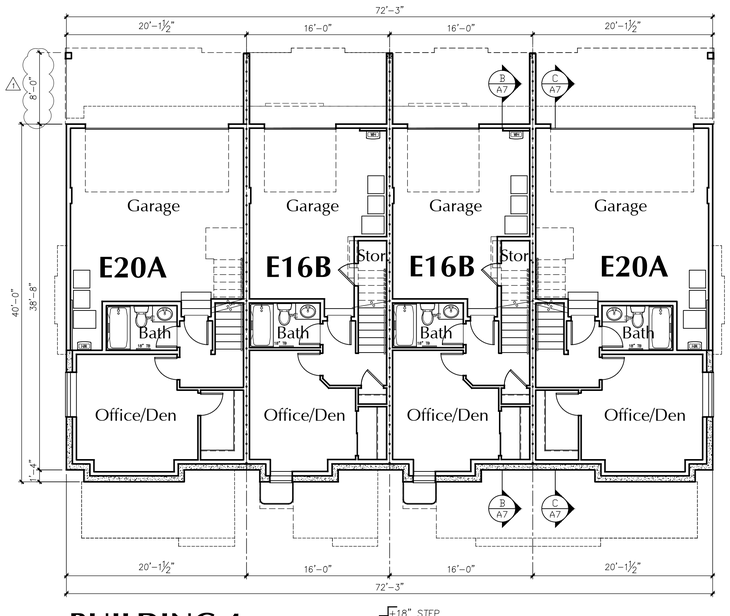
BUILDING 4

UPPER LEVEL PLAN



BUILDING 4

MAIN LEVEL PLAN



BUILDING 4

LOWER LEVEL PLAN

Milbrandt Architects
25 Central Way, Ste 210
Kirkland, Washington 98033
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Web: www.milbrandtarch.com

5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-08-2016	DPD CORRECTION NOTICE 2

BUILDING 4
BUILDING FLOOR PLANS

Scale: 1/8"=1'-0"
Drawn By: DJ/MG
Date: 3-3-16
Date Plotted: 3-11-16

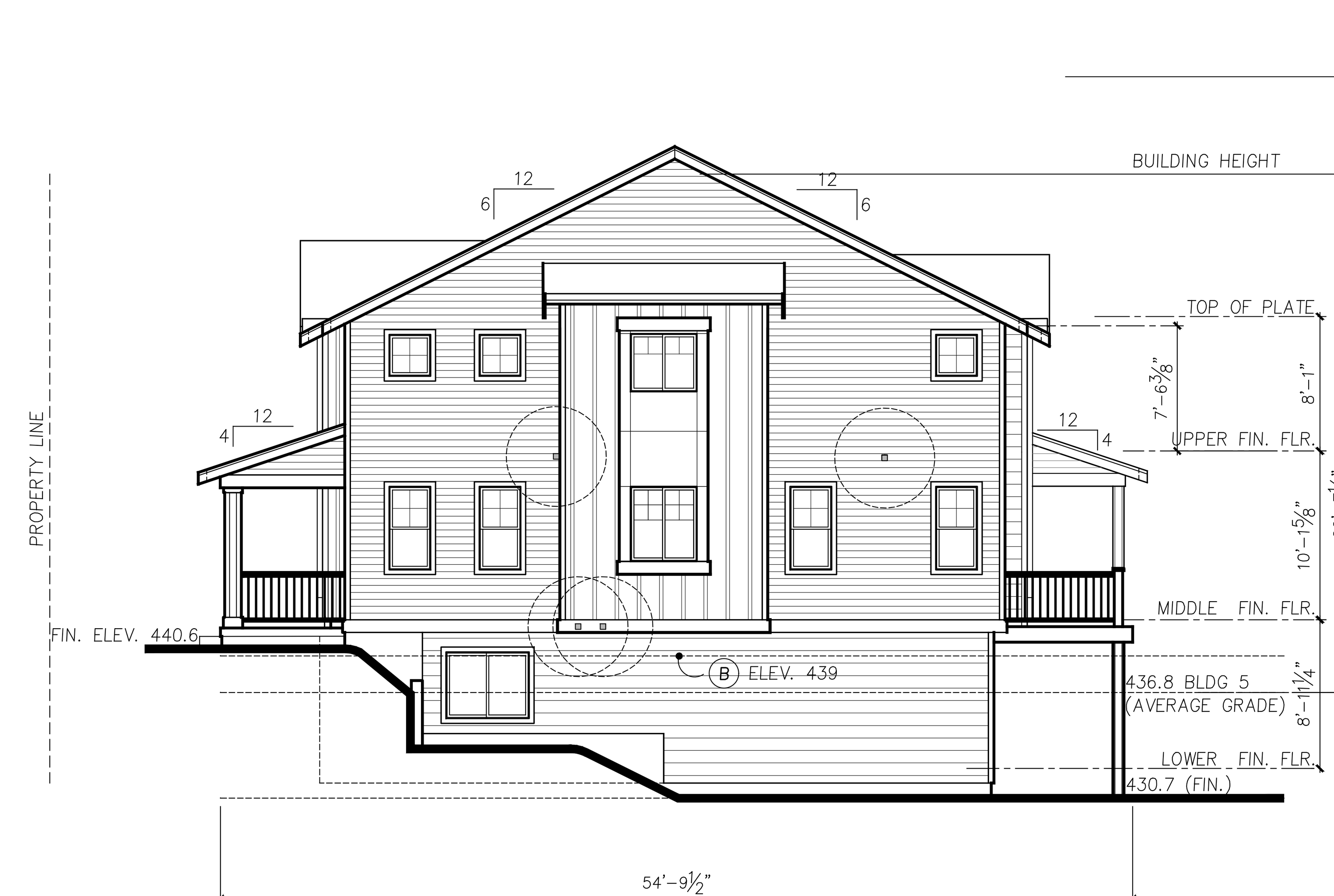
High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05
Sheet No.: A8

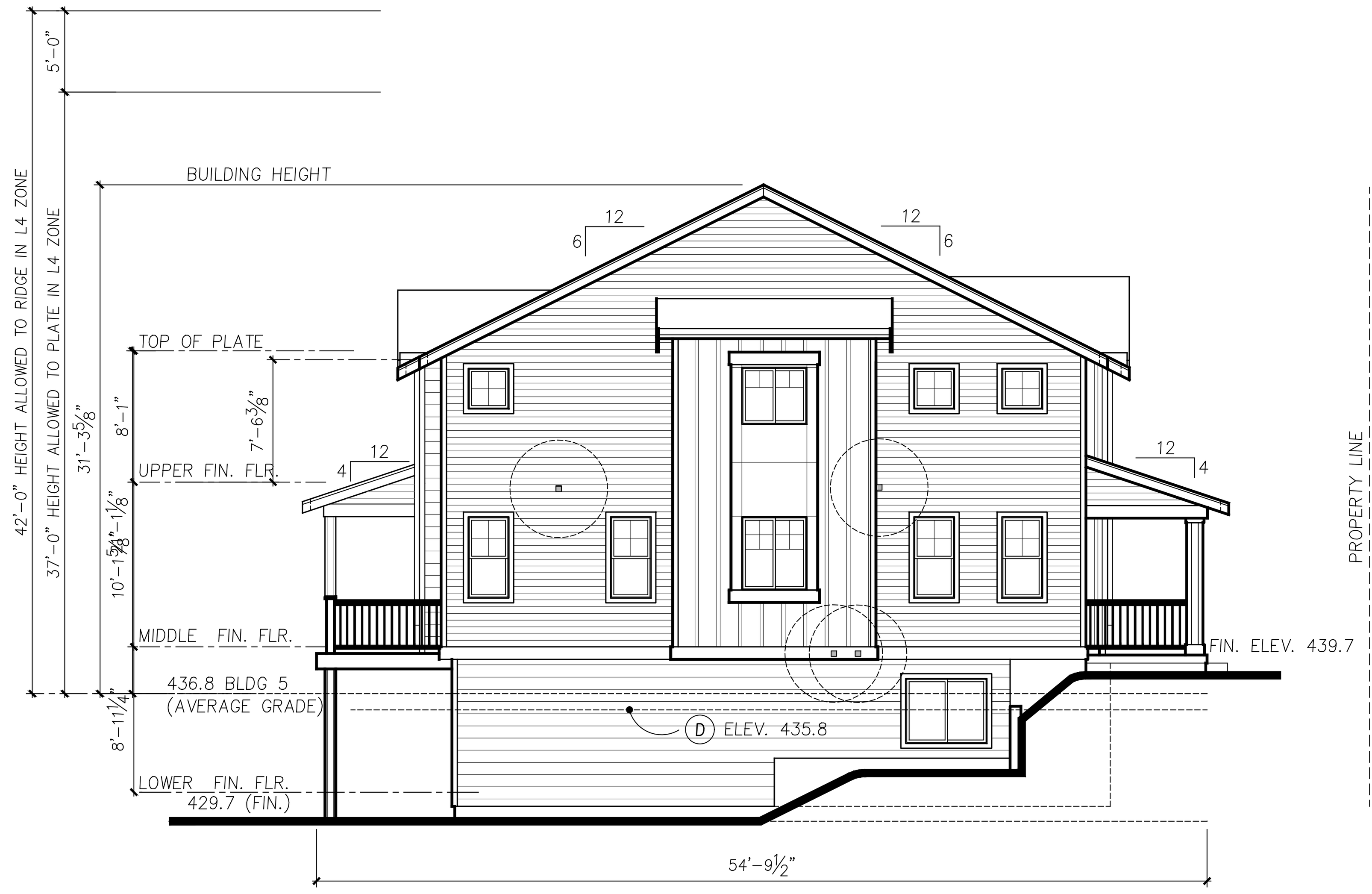
BUILDING 5 EAST ELEVATION

1/8" = 1'-0"



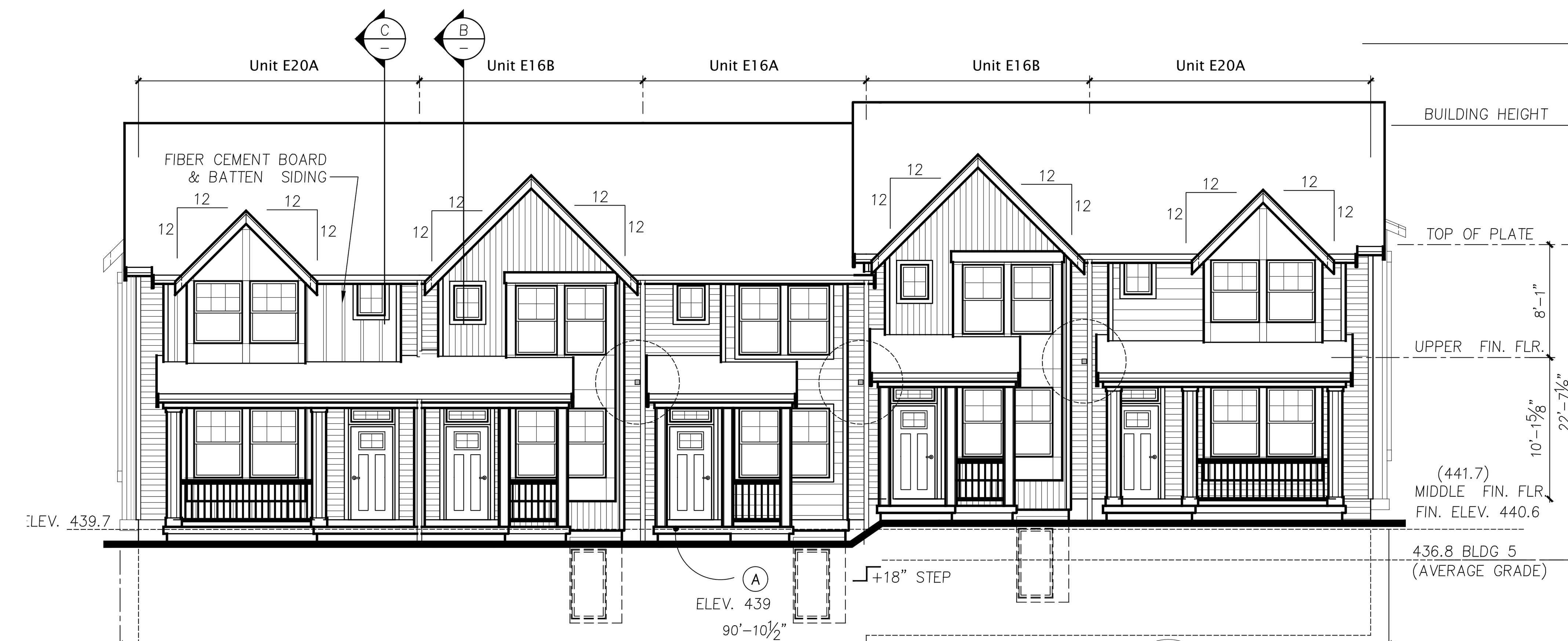
BUILDING 5 SOUTH ELEVATION

1/8" = 1'-0"



BUILDING 5 NORTH ELEVATION

1/8" = 1'-0"

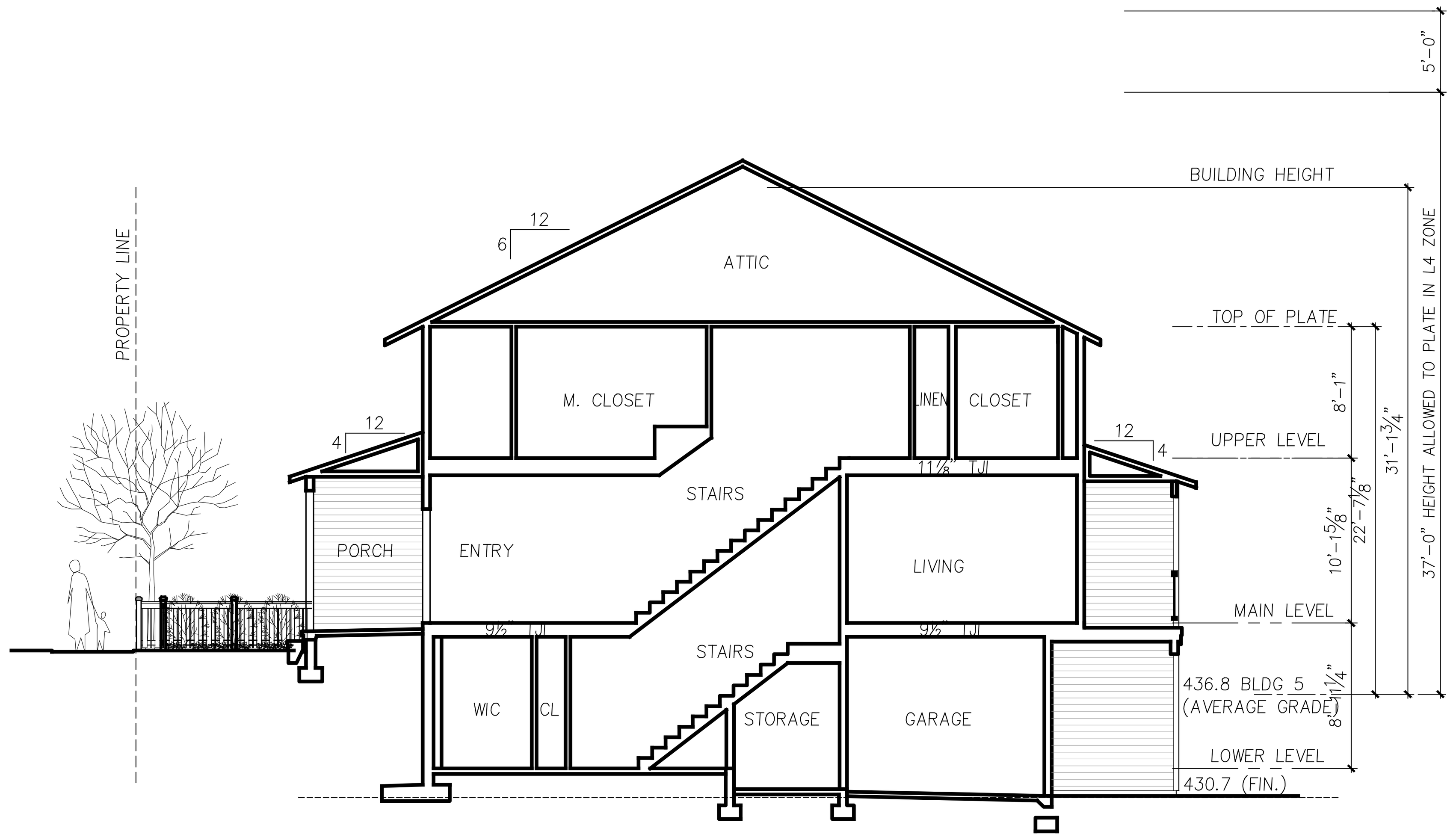


- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

BUILDING 5 WEST ELEVATION

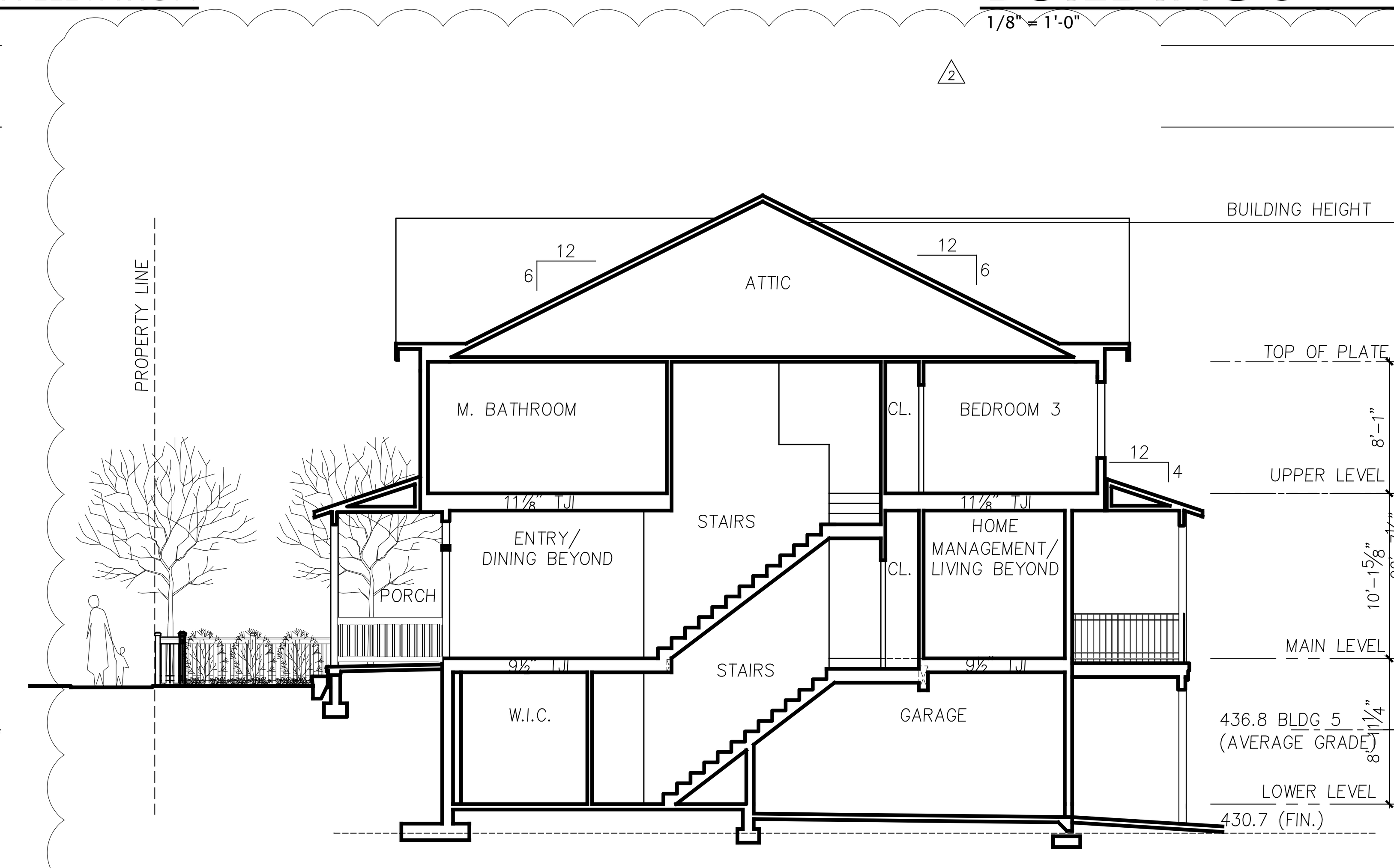
1/8" = 1'-0"

31st AVE STREETSCAPE



UNIT E16 **SECTION B**

ENTRY SECTION 1/8" = 1'-0"



SECTION C UNIT E20

1/8" = 1'-0" ENTRY SECTION

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**

23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs: 1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

Director's Rule 4-2012 General rule: Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.

BUILDING 5 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 5 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2

A	B	C	D
439.0 * 90.9 +	439.0 * 54.8 +	434.0 * 90.9 +	435.8 * 54.8
90.9 +	54.8 +	90.9 +	54.8
39,896.3 +	24,057.2 +	39,441.9 +	23,881.8
	291.4		
	127,277.3 / 291.4	=	436.8

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

Milbrandt Architects
25 Central Way, Ste 210
Kirkland, Washington 98033
P: 425.454.7130 F: 425.658.1208
Web: www.milbrandtarch.com

5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-08-2016	DPD CORRECTION NOTICE 2
1	10-26-2015	DPD CORRECTION NOTICE 1

BUILDING 5
ELEVATIONS

Scale:	Drawn By:	Date:	Date Plotted:
1/8"=1'-0"	DJV/GMG/DRB	3-13-15	3-14-16

High Point Phase III MUP Submittal Package

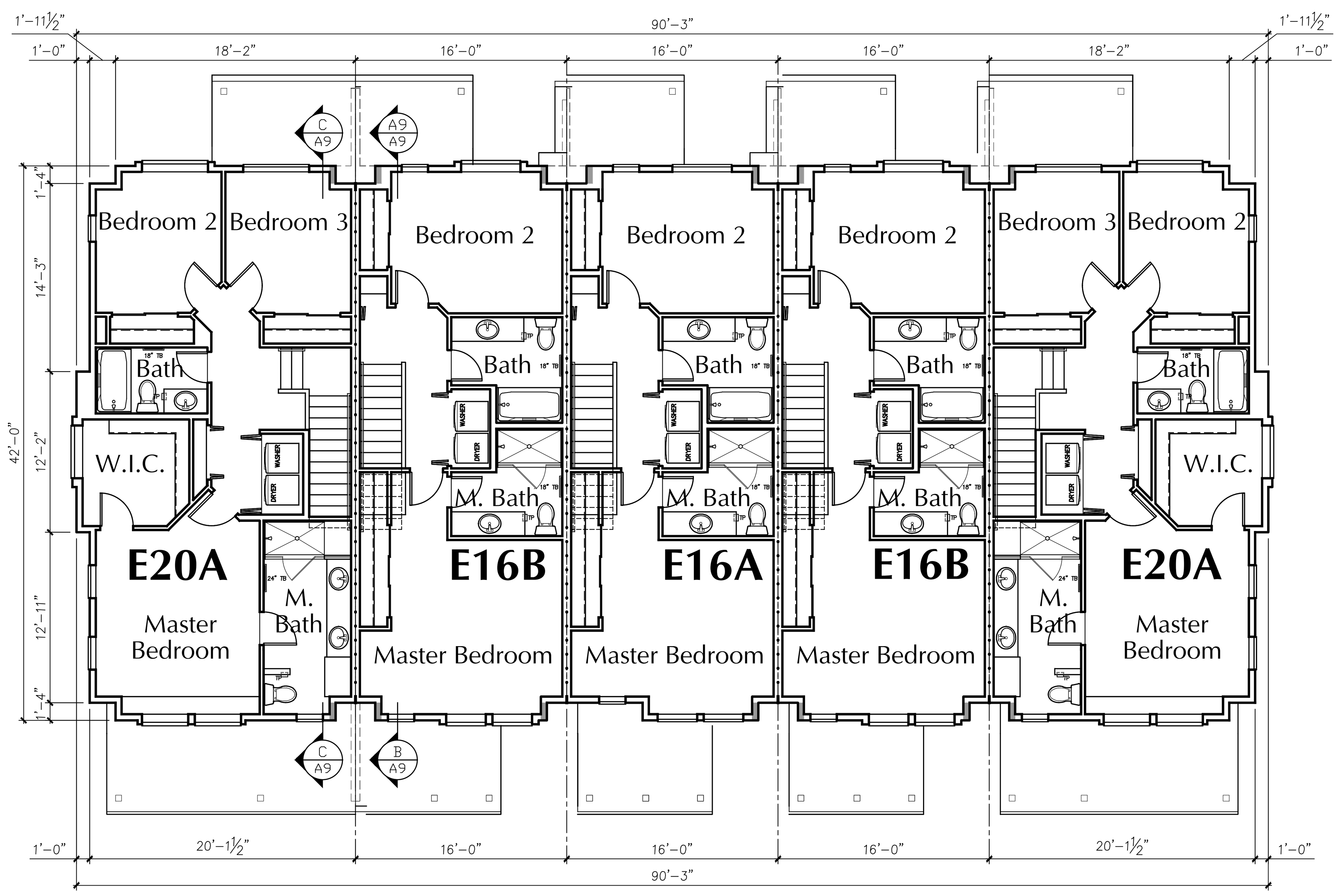
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05

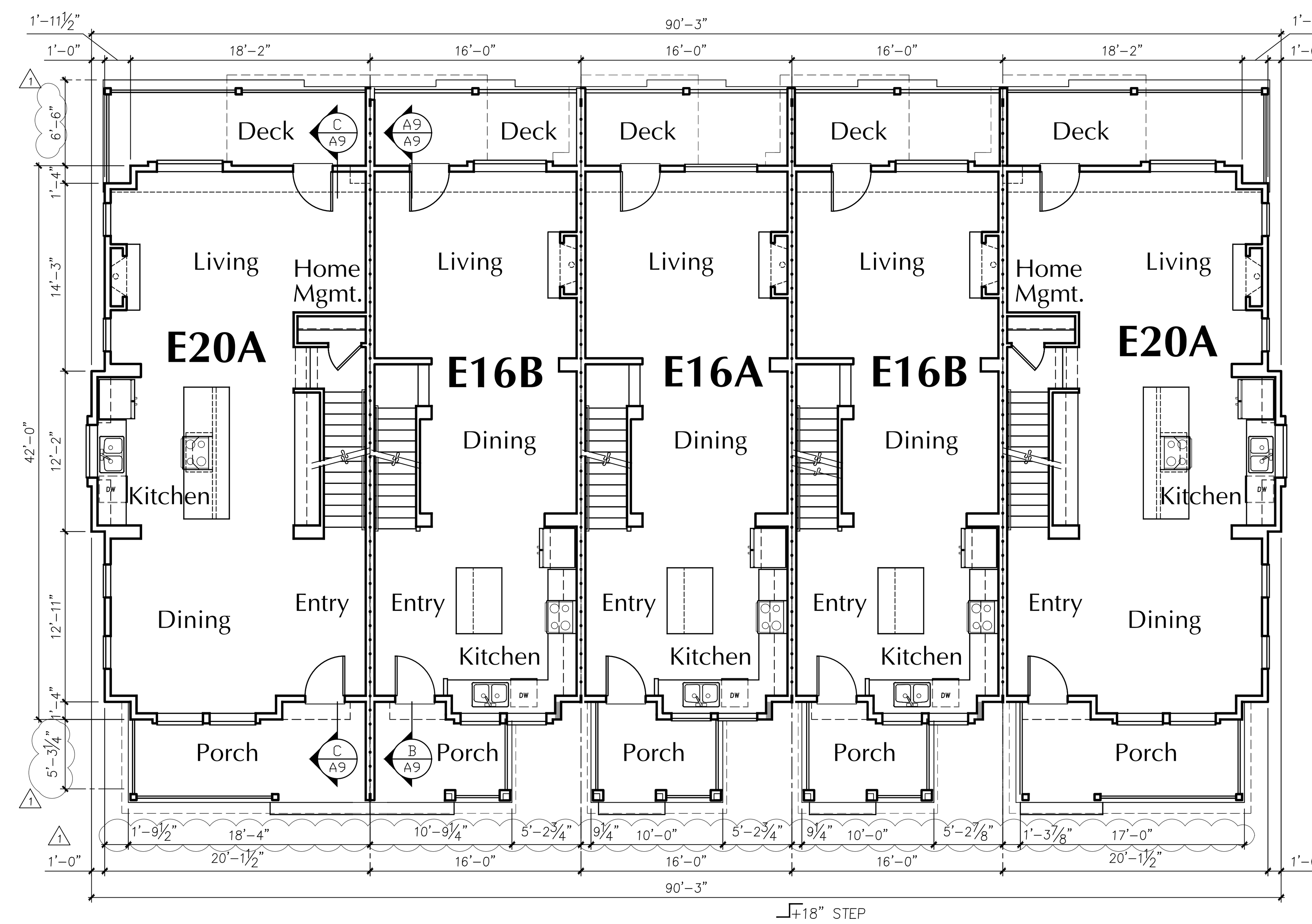
Sheet No.: **A9**

H:\1405\BUILDING 5.DWG



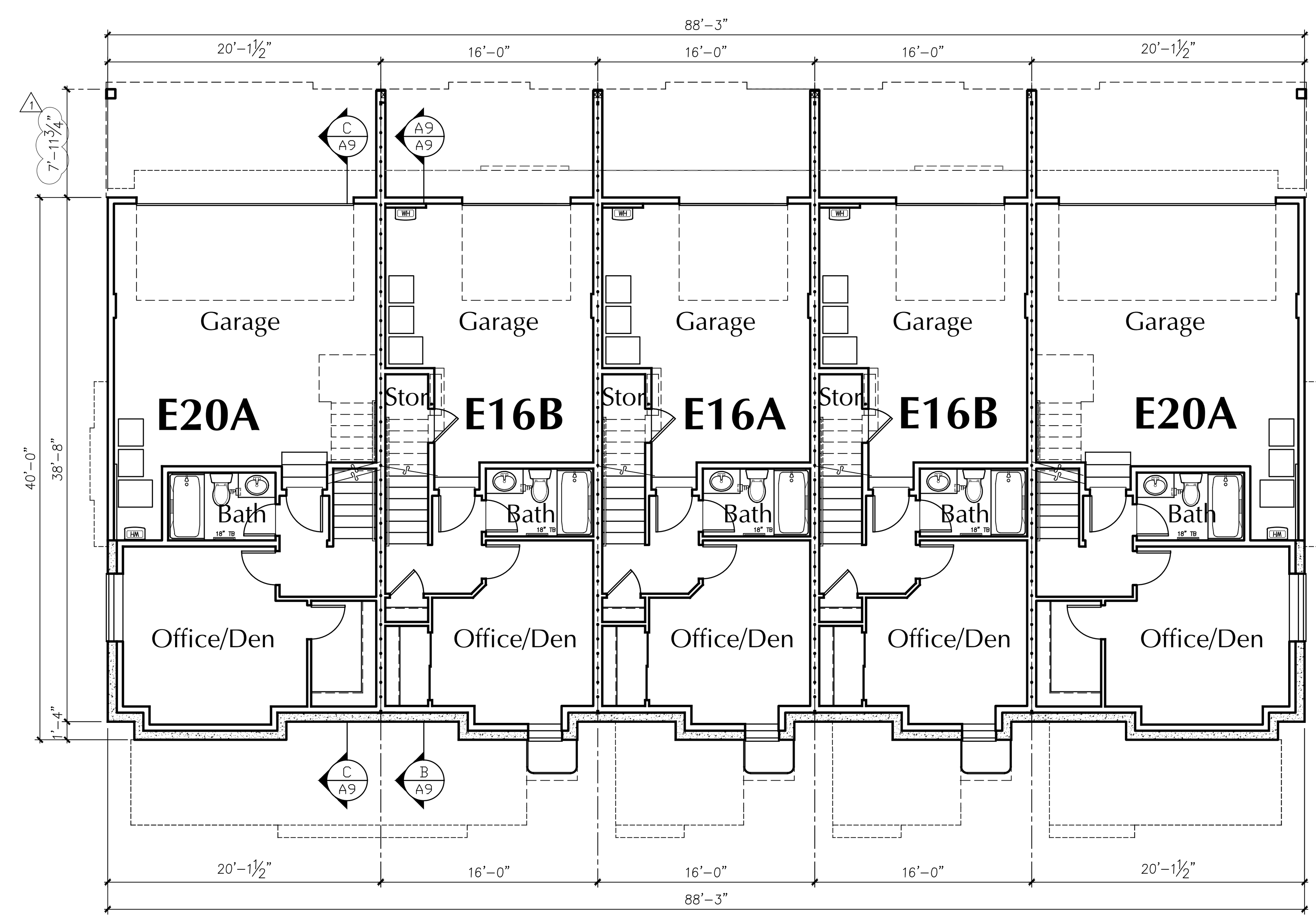
BUILDING 5

UPPER LEVEL PLAN



BUILDING 5

MAIN LEVEL PLAN



BUILDING 5

LOWER LEVEL PLAN

Milbrandt Architects
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Kirkland, Washington 98033
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Web: www.milbrandtarch.com

5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-08-2016	DPD CORRECTION NOTICE 2

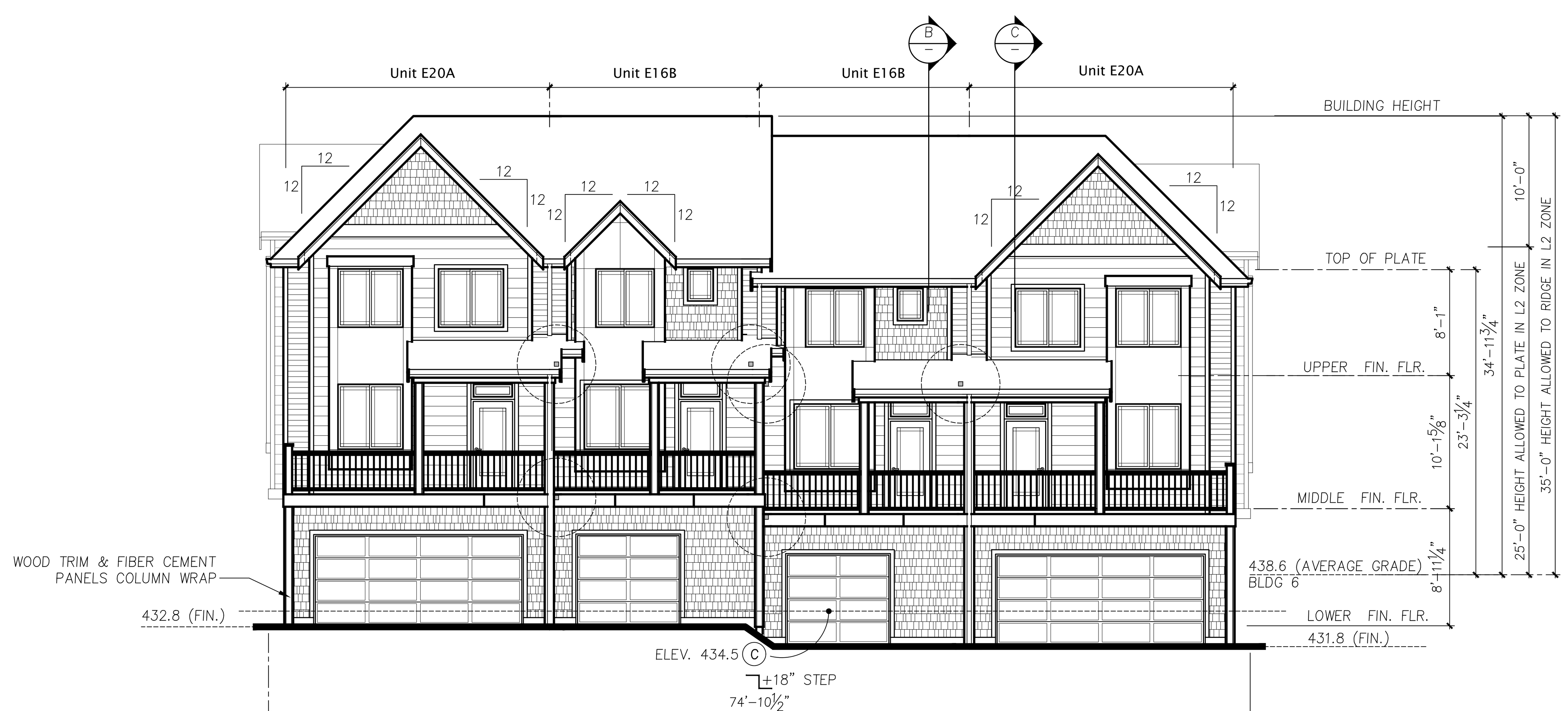
BUILDING 5
BUILDING FLOOR PLANS

Scale: 1/8"=1'-0"
Drawn By: DD/VG
Date: 3-3-16
Date Plotted: 3-11-16

High Point Phase III MUP Submittal Package
At High Point BLock 34
Seattle Washington

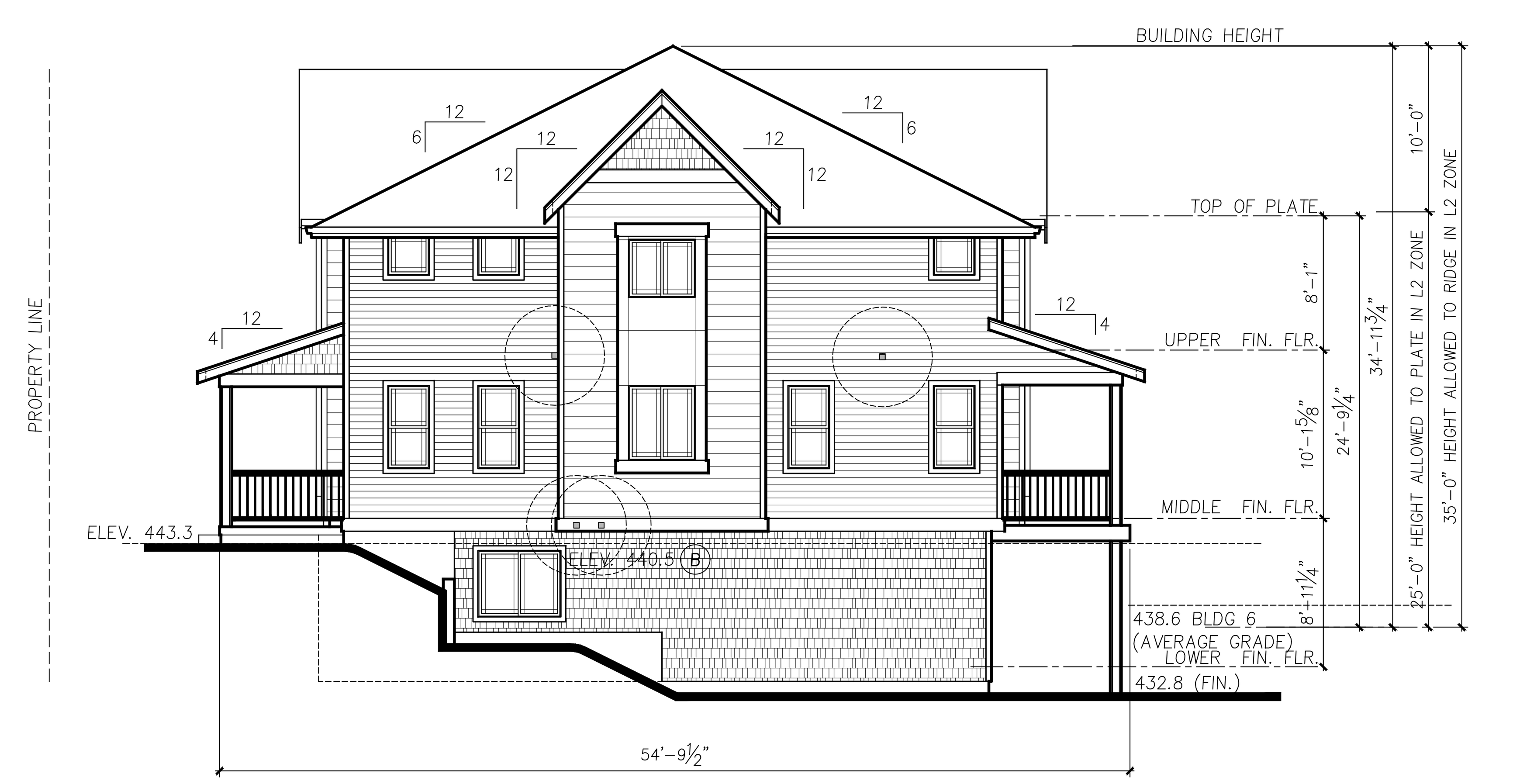
Polygon WLH, LLC

Job No.: 14-05
Sheet No.: A10



BUILDING 6 EAST ELEVATION

1/8" = 1'-0"



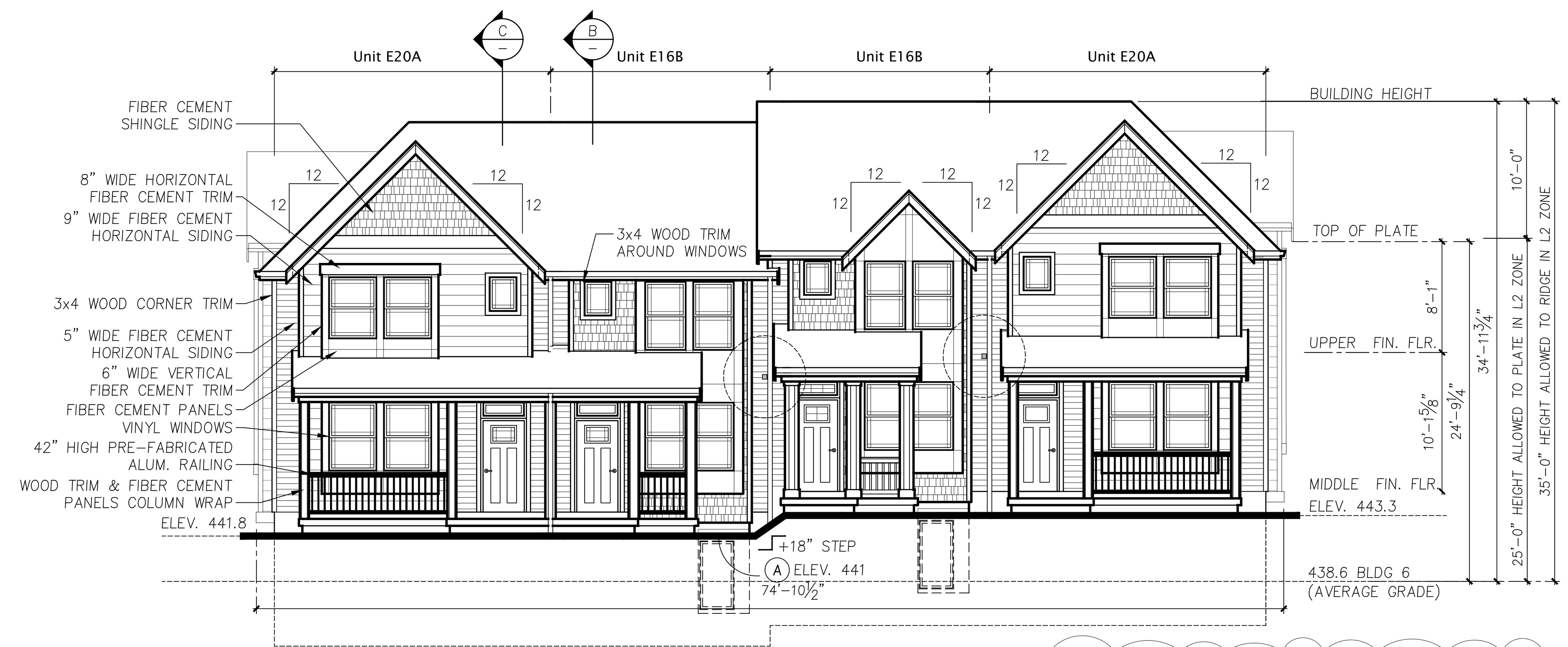
BUILDING 6 SOUTH ELEVATION

1/8" = 1'-0"

BUILDING 6 NORTH ELEVATION

1/8" = 1'-0"

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

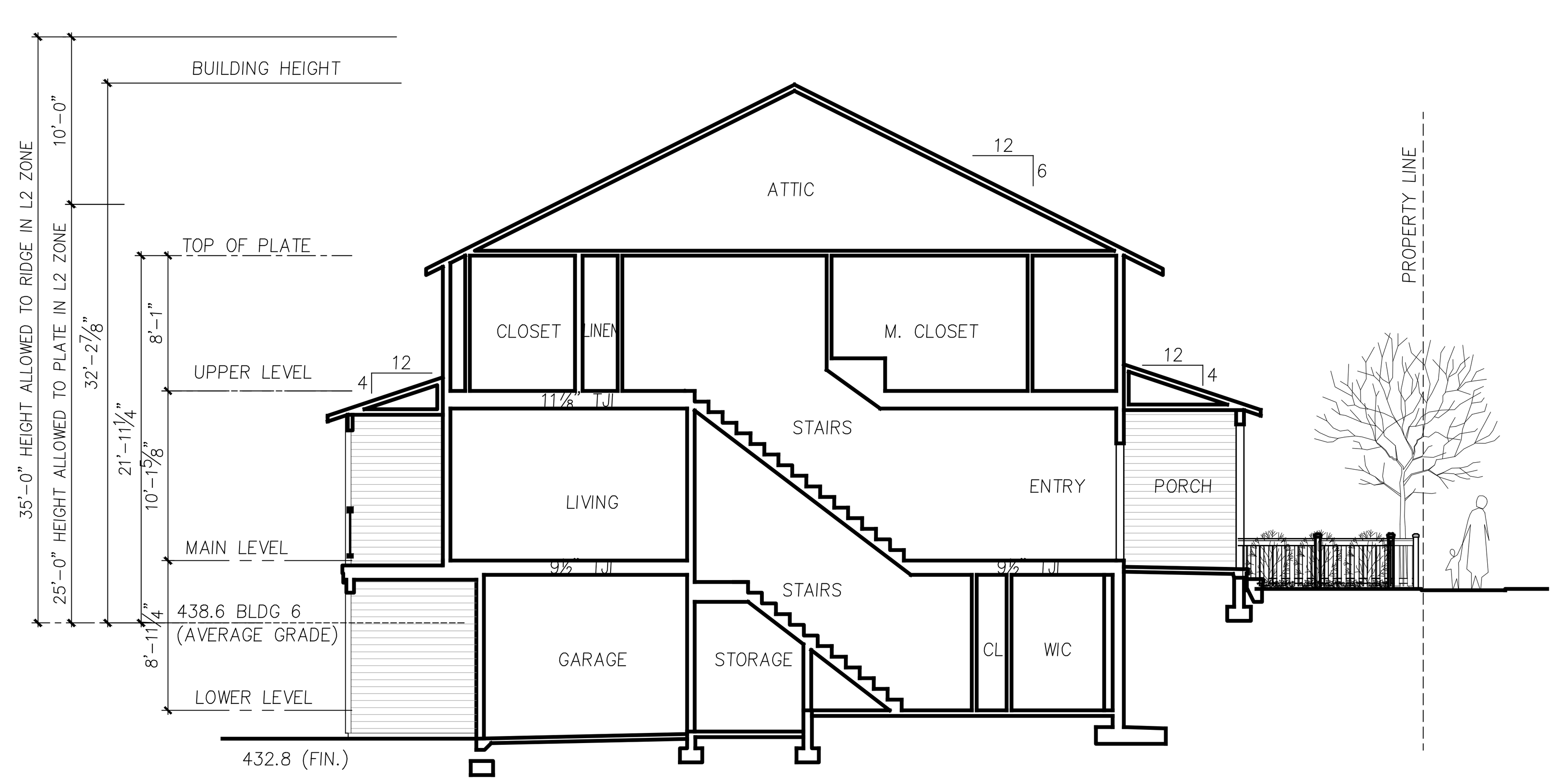


BUILDING 6 WEST ELEVATION

1/8" = 1'-0"

31st AVE STREETSCAPE

Building Code:	2009 Seattle Municipal Code Director's Rule 4-2012
23.86.006	The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**
23.45.009 Structure Height	Lowrise 2 = Twenty five (25) Feet Lowrise 4 = Thirty Seven (37) Feet
C. Pitched roofs:	1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched. 3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).
Director's Rule 4-2012 General rule:	Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).** **Formula 2: Enclosing Rectangle.** Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.

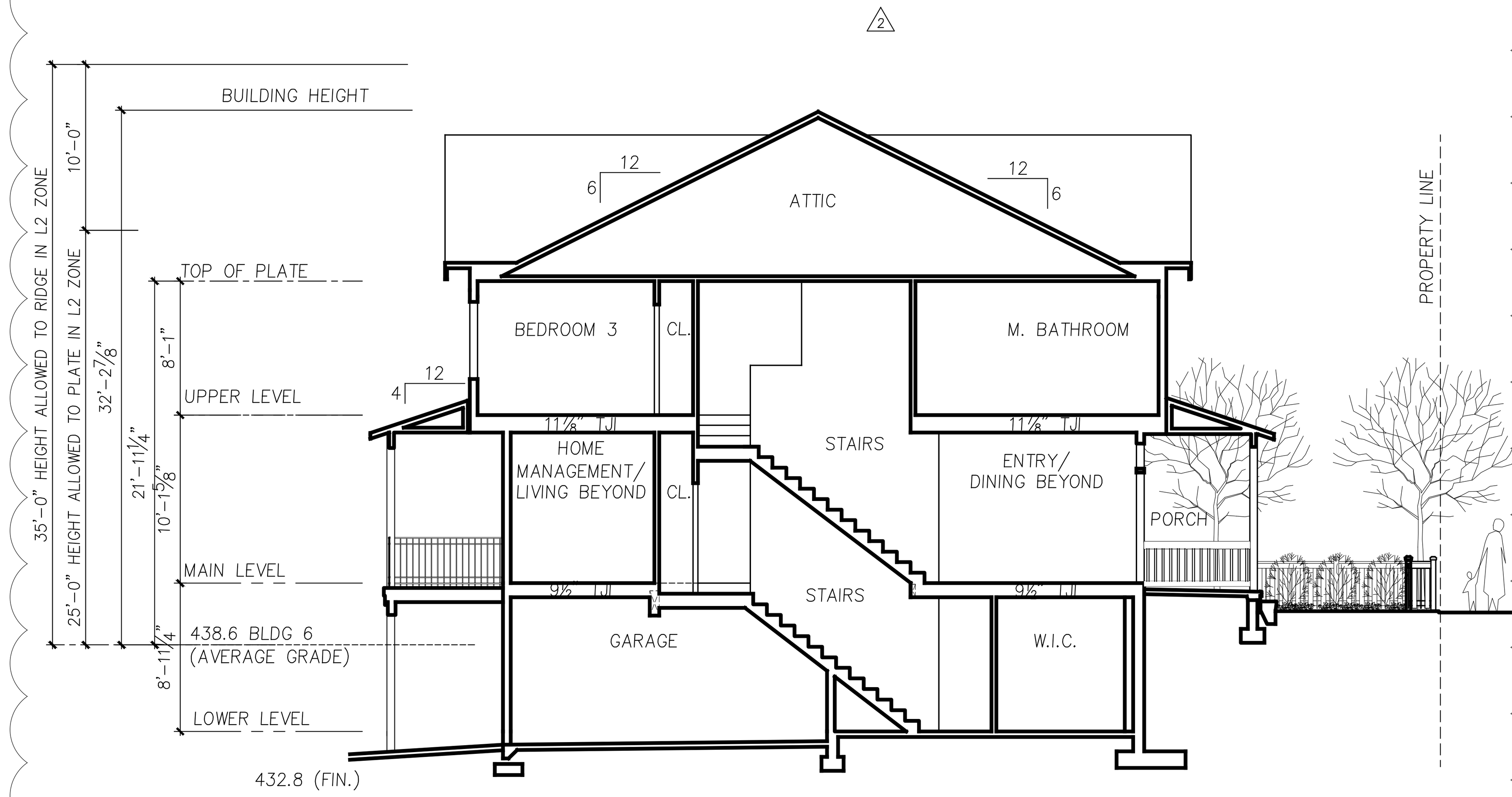


SECTION B

UNIT E16

ENTRY SECTION

1/8" = 1'-0"



SECTION C

UNIT E20

ENTRY SECTION

1/8" = 1'-0"

BUILDING 6 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 6 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2						
A		B		C		D
441.0 * 74.9	+	440.5 * 54.8	+	434.5 * 74.9	+	439.0 * 54.8
74.9	+	54.8	+	74.9	+	54.8
33,022.1	+	24,139.4	+	32,535.4	+	24,057.2
			259.4			
		113,754.0 / 259.4			=	438.6

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

Milbrandt Architects
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Web: www.milbrandtarch.com

5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-08-2016	DPD CORRECTION NOTICE 2
1	10-26-2015	DPD CORRECTION NOTICE 1

BUILDING 6
ELEVATIONS

Scale:	Drawn By:	Date:	Date Plotted:
1/8"=1'-0"	DJV/GMG/DRB	3-13-15	3-14-16

High Point Phase III MUP Submittal Package

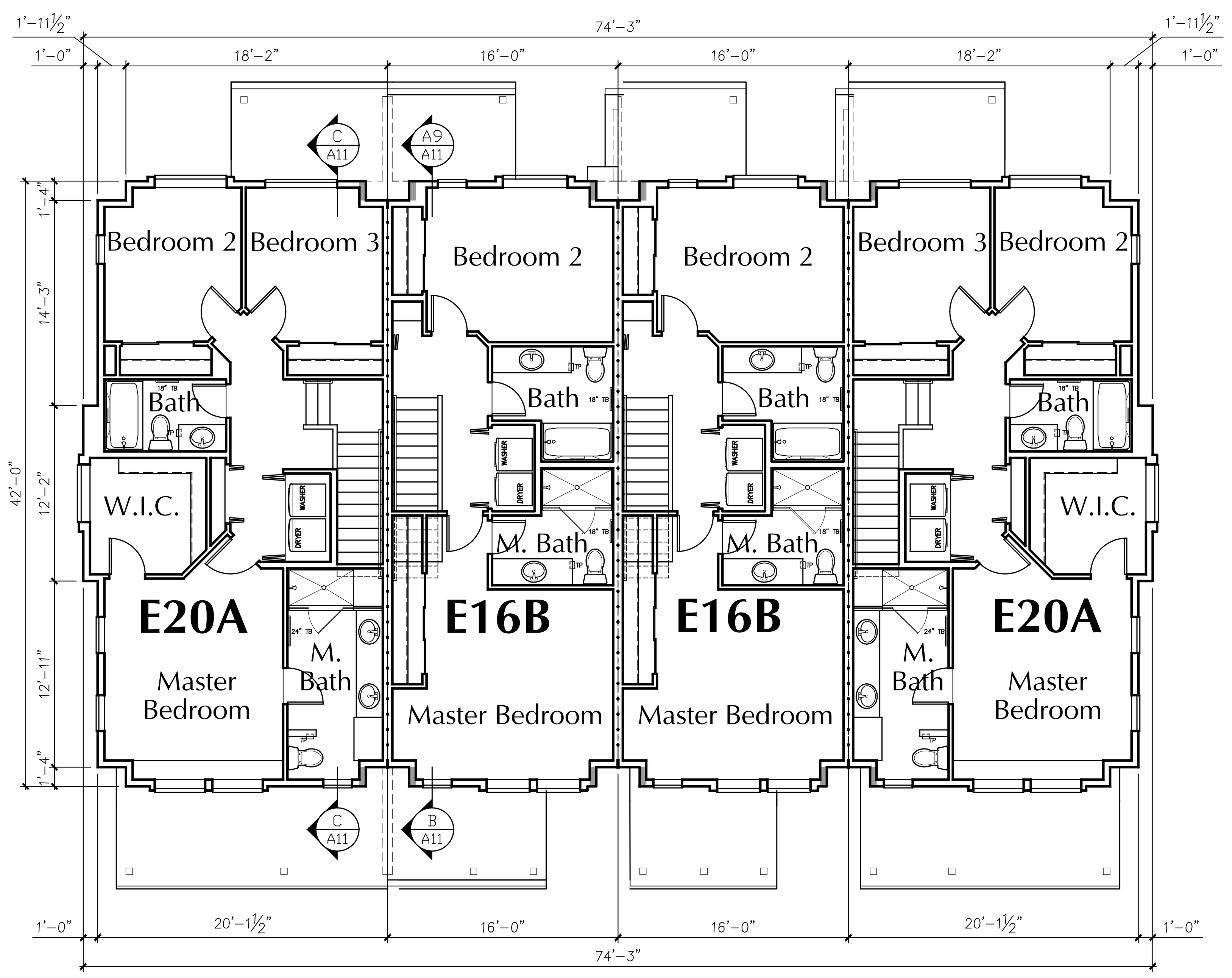
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05

Sheet No.: A11

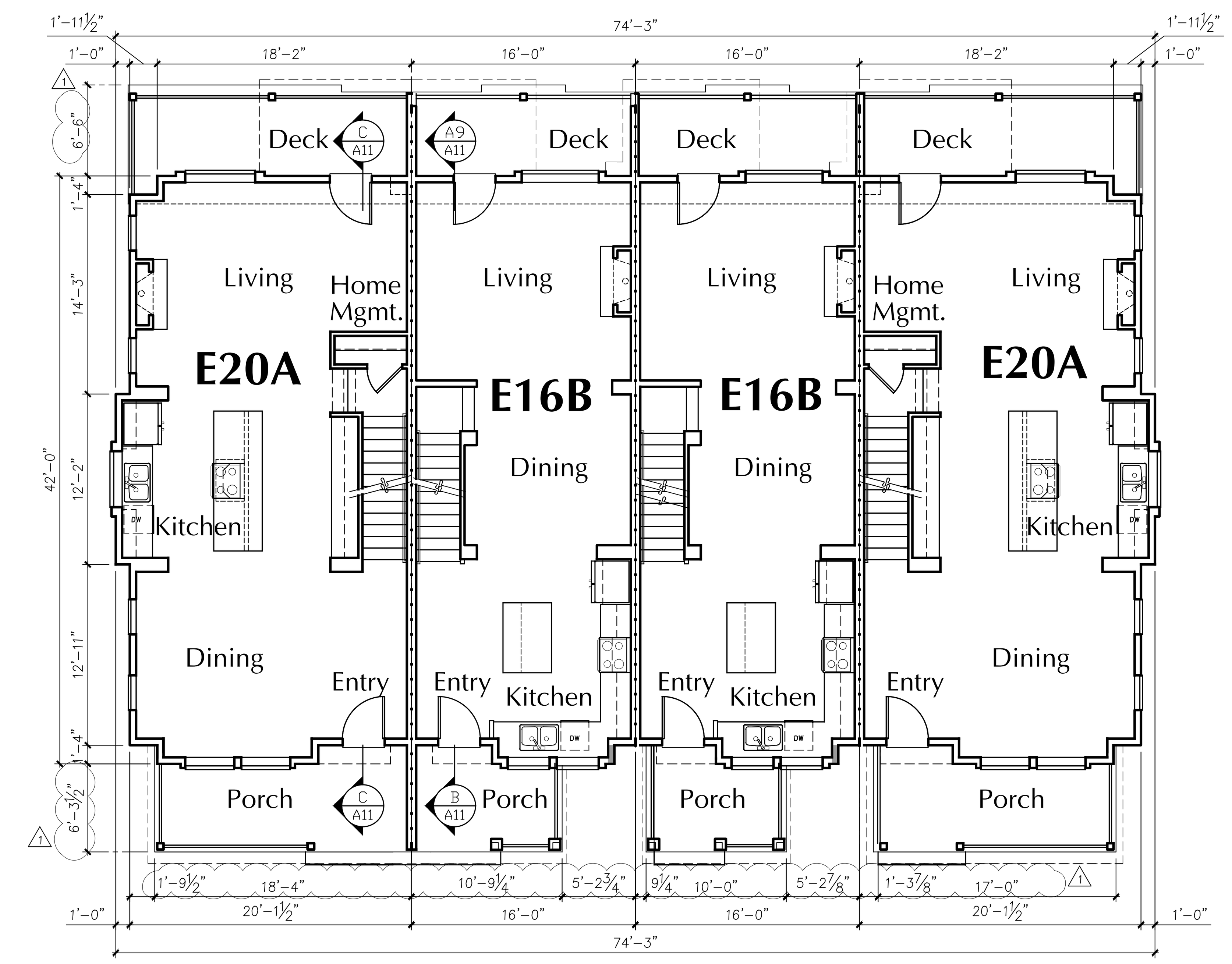
H:\1405\BUILDING 6.DWG



BUILDING 6 UPPER LEVEL PLAN

1/8" = 1'-0"

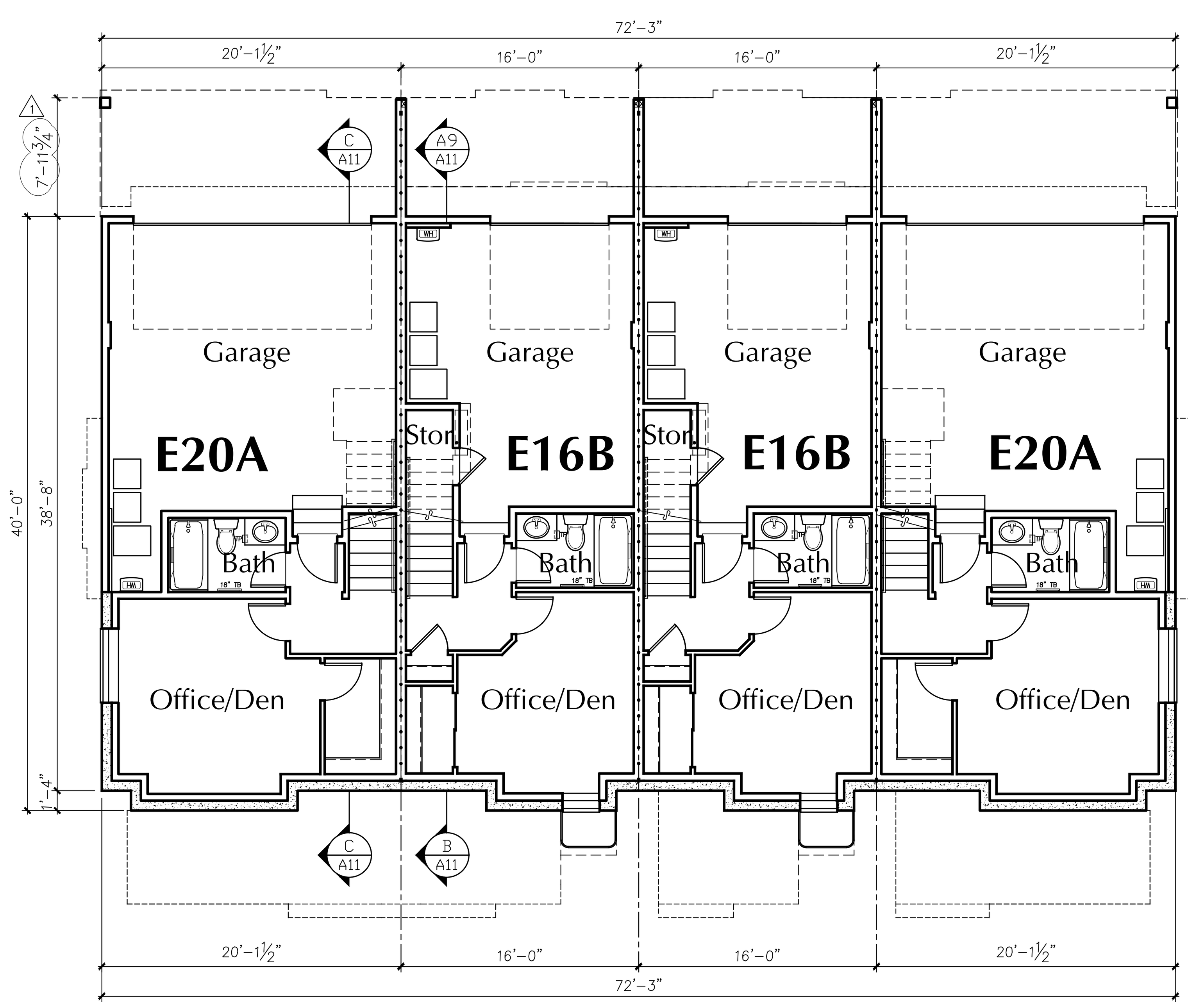
+18" STEP



BUILDING 6 MAIN LEVEL PLAN

1/8" = 1'-0"

+18" STEP



BUILDING 6 LOWER LEVEL PLAN

1/8" = 1'-0"

+18" STEP

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-08-2016	DPD CORRECTION NOTICE 2

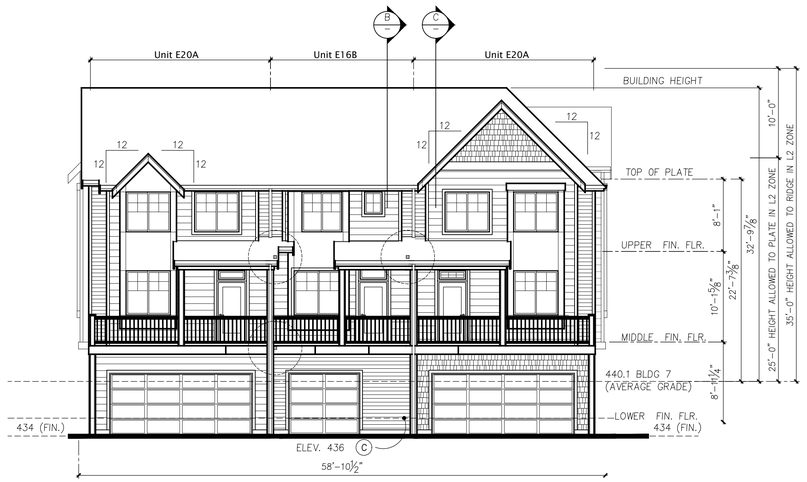
BUILDING 6
BUILDING FLOOR PLANS

Date Plotted: 3-14-16
Date: 3-3-16
Drawn By: DD/BG
Scale: 1/8"=1'-0"

High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington

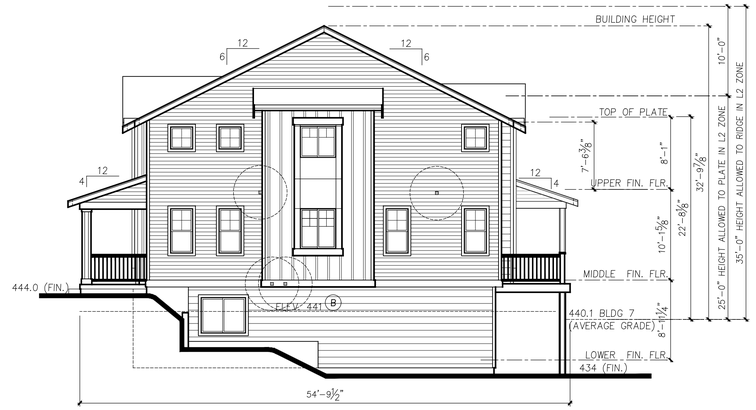
Polygon WLH, LLC

Job No.: 14-05
Sheet No.: A12



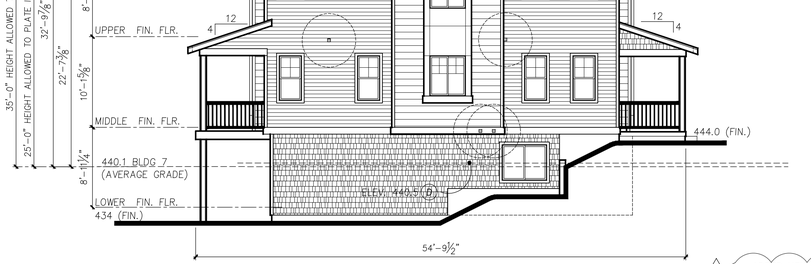
BUILDING 7 — EAST ELEVATION

1/8" = 1'-0"



BUILDING 7 — SOUTH ELEVATION

1/8" = 1'-0"



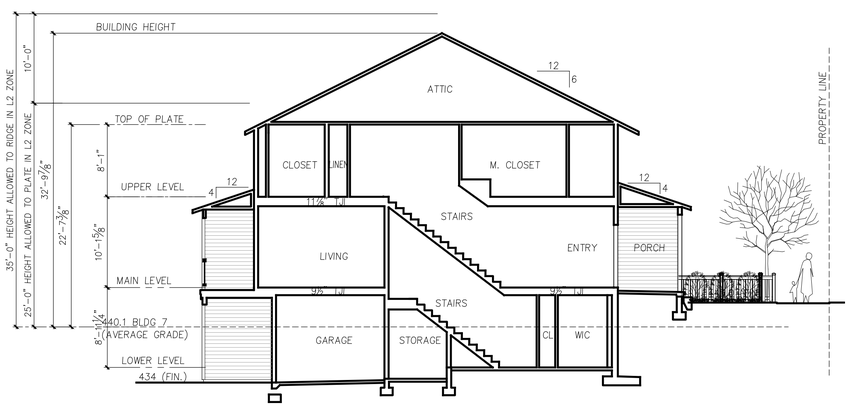
BUILDING 7 — NORTH ELEVATION

1/8" = 1'-0"

BUILDING 7 — WEST ELEVATION

1/8" = 1'-0"

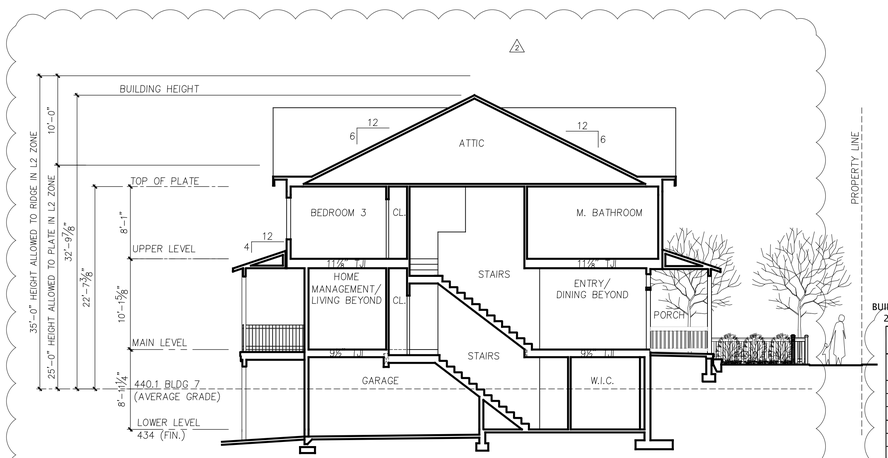
31st AVE STREETSCAPE



SECTION B — UNIT E16

ENTRY SECTION

1/8" = 1'-0"



SECTION C — UNIT E20

ENTRY SECTION

1/8" = 1'-0"

2

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006

The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade.
(All existing grades are lower than finished grades).

23.45.009 Structure Height

Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs:

1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

2

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

Director's Rule 4-2012 General rule:

Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.

BUILDING 7 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 7 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2

A		B		C		D
443.0 * 58.9	+	441.0 * 54.8	+	436.0 * 58.9	+	440.5 * 54.8
58.9	+	54.8	+	58.9	+	54.8
26,083.8	+	24,166.8	+	25,671.7	+	24,139.4
227.4						
100,061.7					=	440.1
227.4						

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

Milbrandt Architects
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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-08-2016	DPD CORRECTION NOTICE 2
1	10-26-2015	DPD CORRECTION NOTICE 1

BUILDING 7
ELEVATIONS

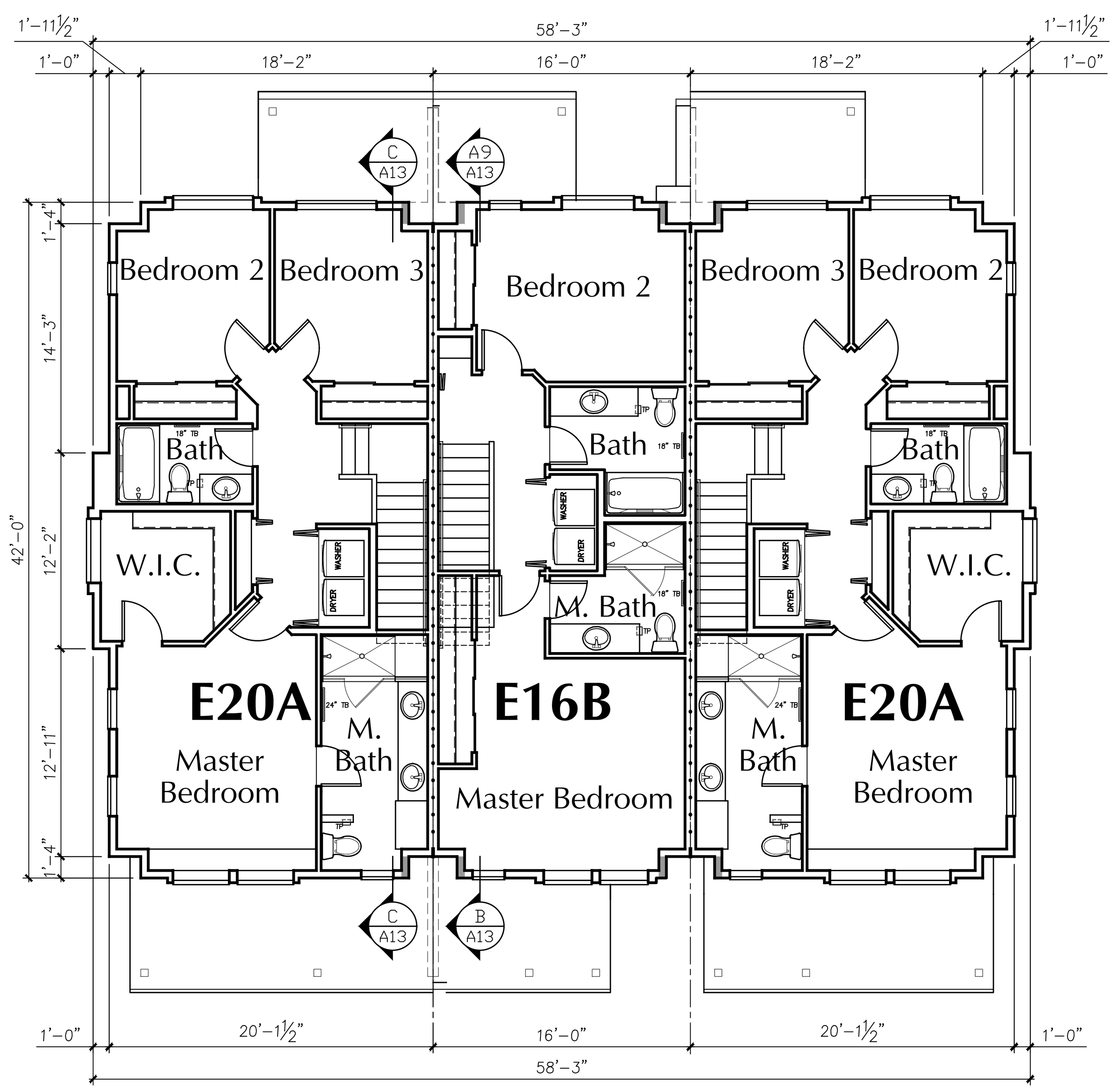
Date Plotted: 3-14-16
Date: 3-13-15
Drawn By: DJV/GMG/DRB
Scale: 1/8"=1'-0"

High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

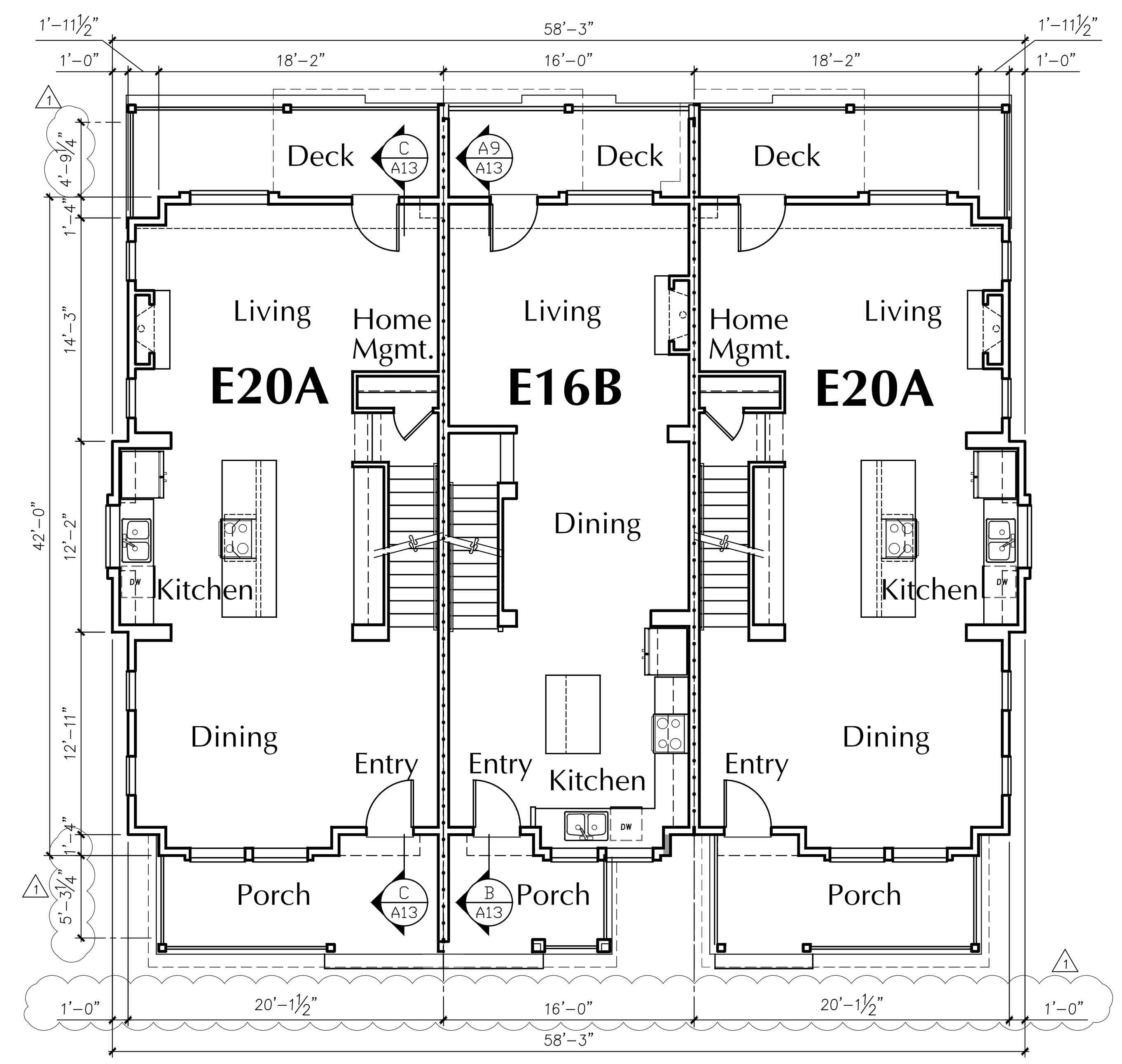
Job No.: 14-05
Sheet No.: A13

L:\14-05\Building 7.pln



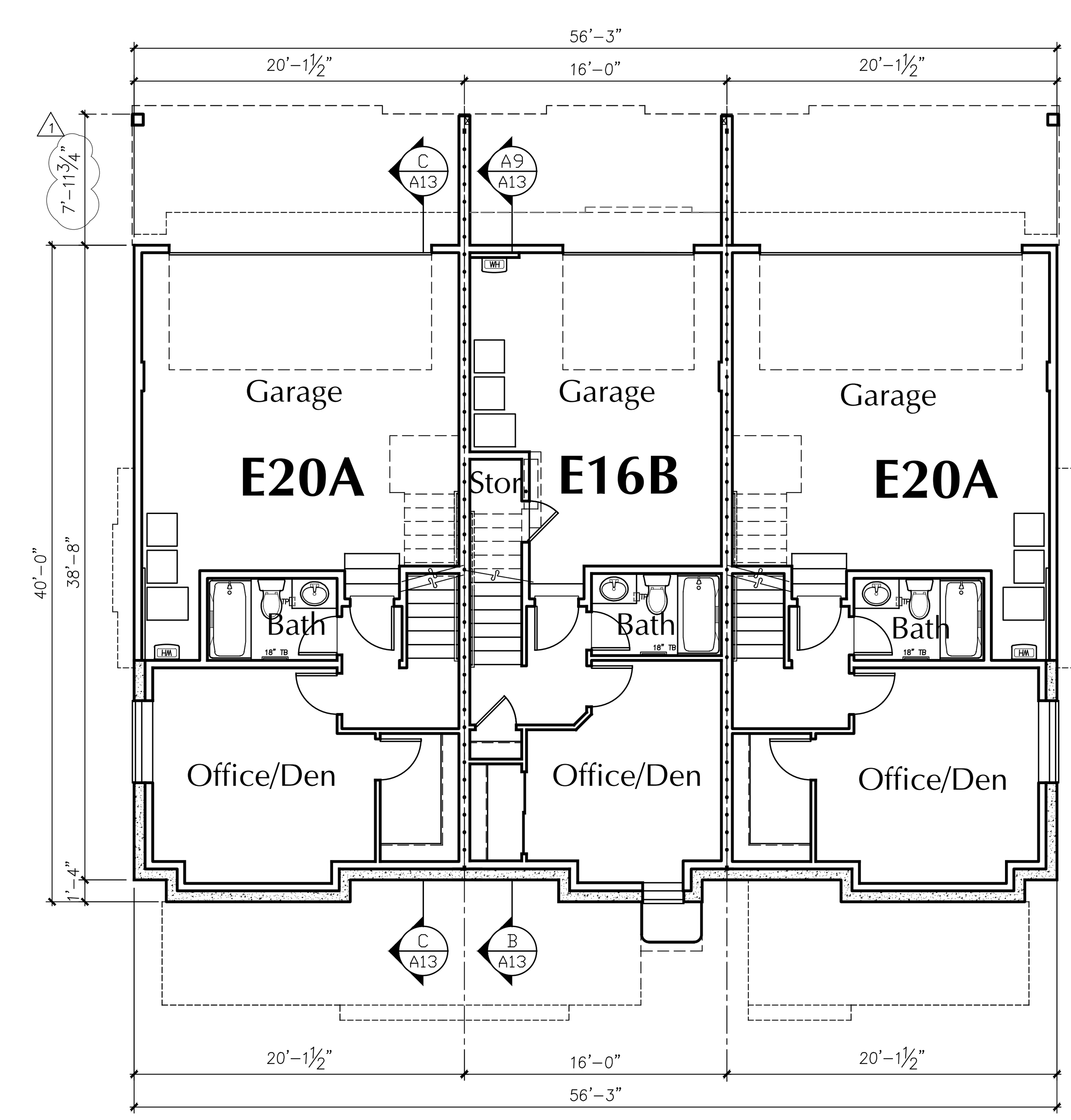
BUILDING 7
UPPER LEVEL PLAN

1/8" = 1'-0"



BUILDING 7
MAIN LEVEL PLAN

1/8" = 1'-0"



BUILDING 7
LOWER LEVEL PLAN

1/8" = 1'-0"

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-08-2016	DPD CORRECTION NOTICE 2

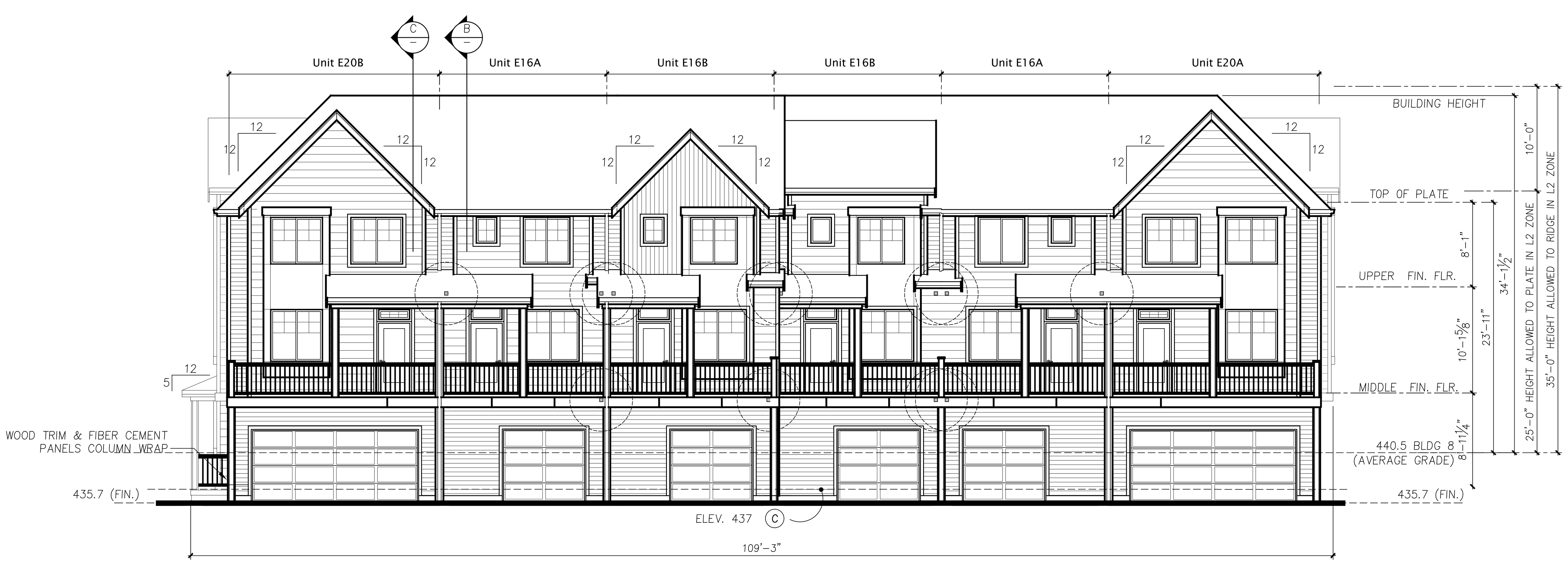
BUILDING 7
BUILDING FLOOR PLANS

Date Plotted: 3-14-16
Date: 3-3-16
Drawn By: D.D./B.G
Scale: 1/8"=1'-0"

High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05
Sheet No.: A14



BUILDING 8 EAST ELEVATION

1/8" = 1'-0"

BUILDING 8 SOUTH ELEVATION

1/8" = 1'-0"

BUILDING 8 NORTH ELEVATION

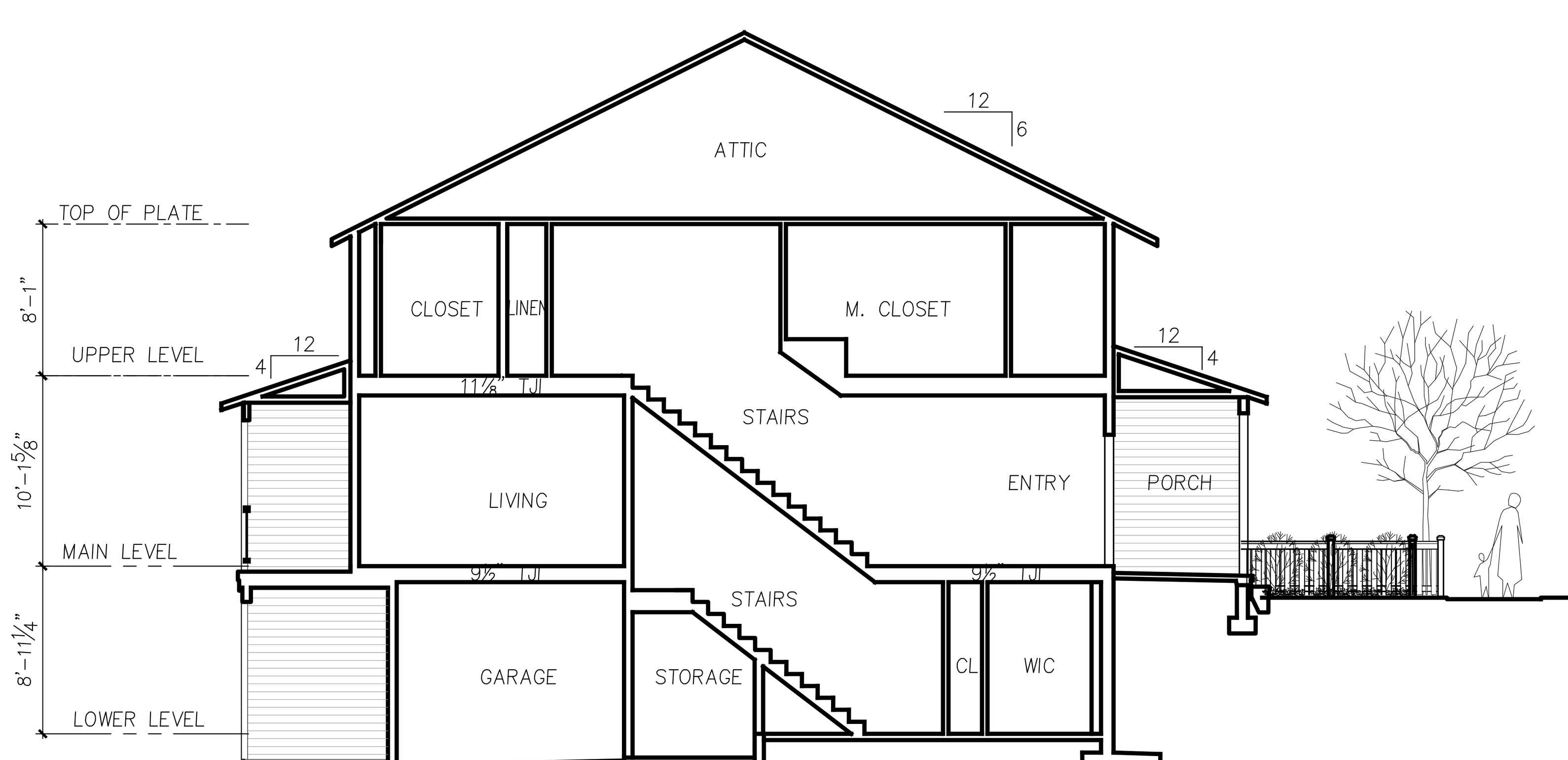
1/8" = 1'-0"

ADDED HEIGHT CALCULATIONS
ADDED HEIGHT INFO TO ELEVATIONS
ADDED SECTIONS THROUGH ENTRIES
ADDED CODE INFORMATION

BUILDING 8 WEST ELEVATION

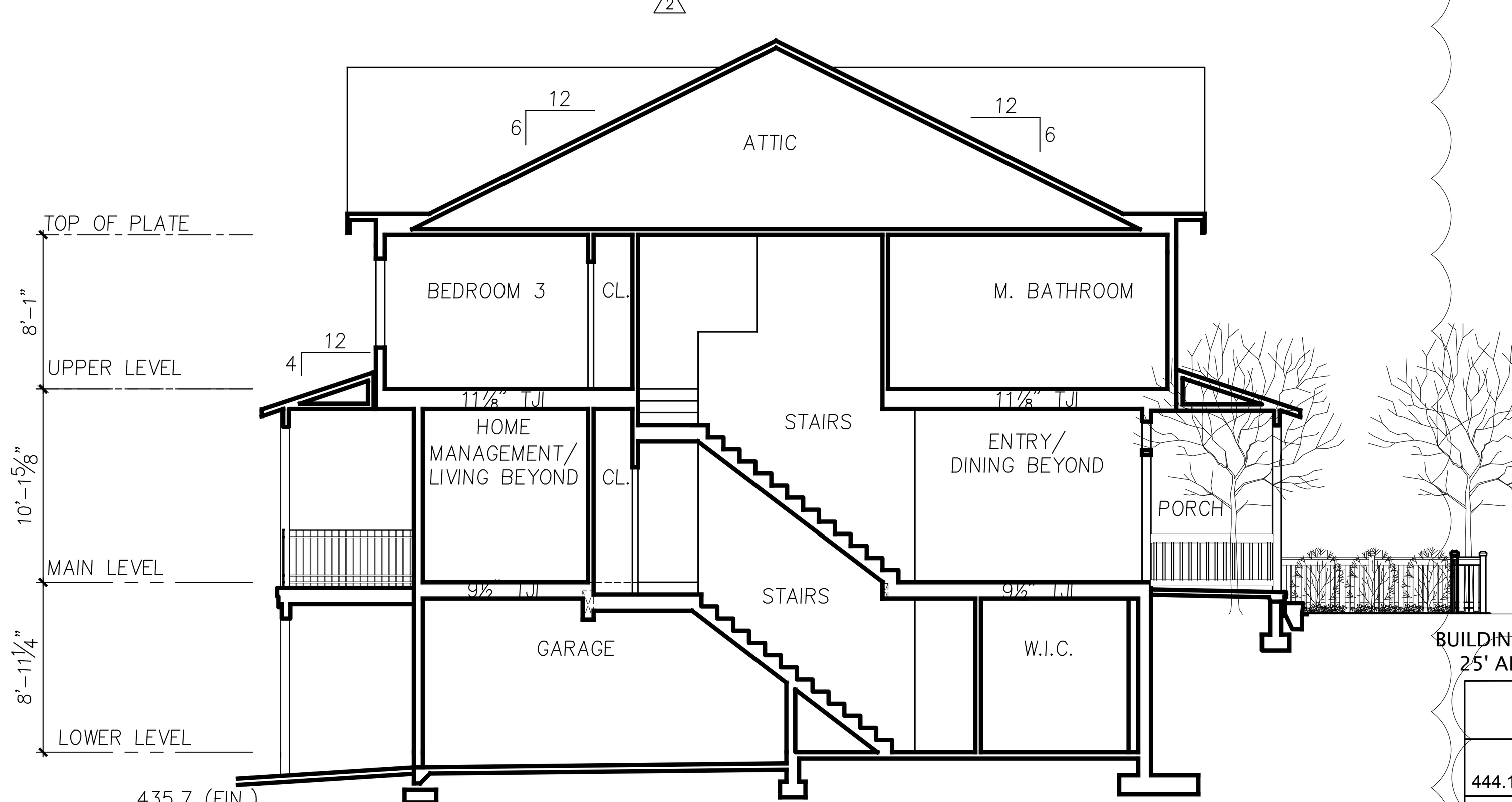
1/8" = 1'-0"

31st AVE STREETSCAPE



SECTION B UNIT E16

1/8" = 1'-0" ENTRY SECTION



UNIT E20 **SECTION C**

ENTRY SECTION 1/8" = 1'-0"

Building Code:	2009 Seattle Municipal Code Director's Rule 4-2012
23.86.006	The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**
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BUILDING 8 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 8 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2							
A		B		C		D	
444.1 * 106.9	+	439.5 * 60.8	+	437.0 * 106.9	+	441.5 * 60.8	
106.9	+	60.8	+	106.9	+	60.8	
47,465.4	+	26,721.6	+	46,706.6	+	26,843.2	
			335.4				
		147,736.8 / 335.4			=	440.5	

NOTE: SEE SHEET S7 FOR ENLARGED SITE PLAN

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ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-08-2016	DPD CORRECTION NOTICE 2
1	10-26-2015	DPD CORRECTION NOTICE 1

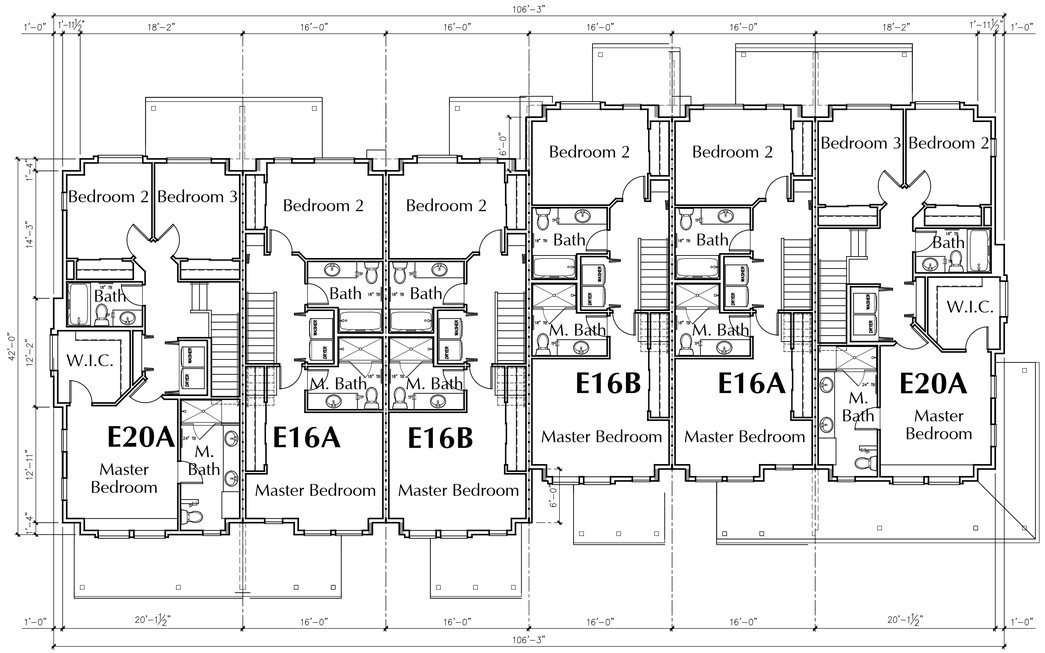
BUILDING 8
ELEVATIONS AND BUILDING SECTIONS

Scale: 1/8"=1'-0"
Drawn By: DJV/GMG/DRB
Date: 3-13-15
Date Plotted: 3-14-16

High Point Phase III MUP Submittal Package
At High Point BLock 34
Seattle Washington
Polygon WLH, LLC

Job No.: 14-05
Sheet No.: A15

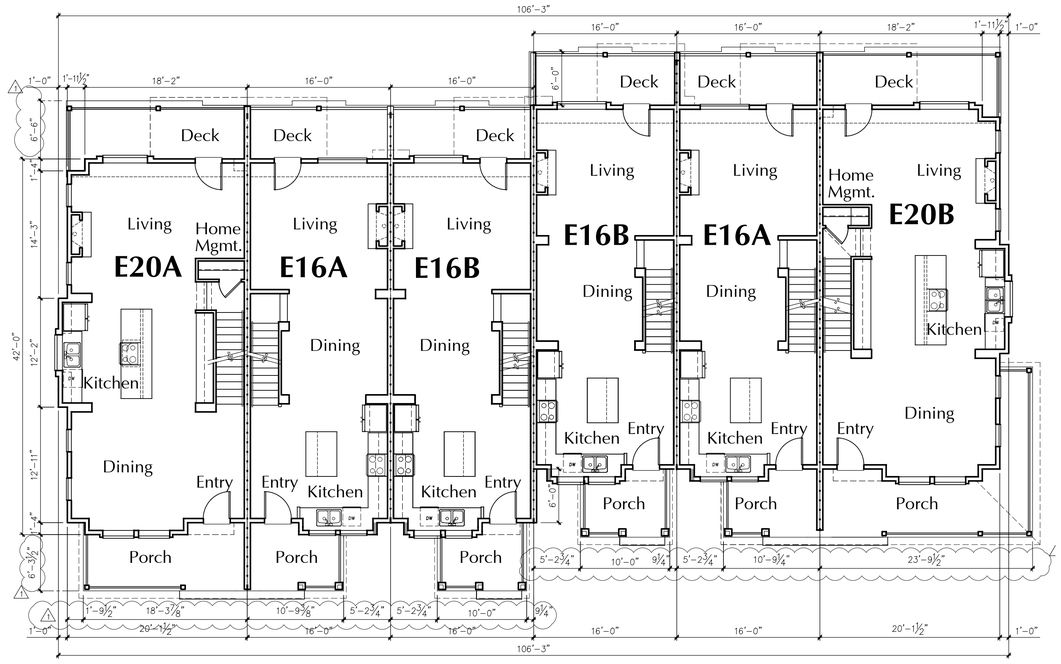
H:\1405\BUILDING 8.DWG



BUILDING 8

1/8" = 1'-0"

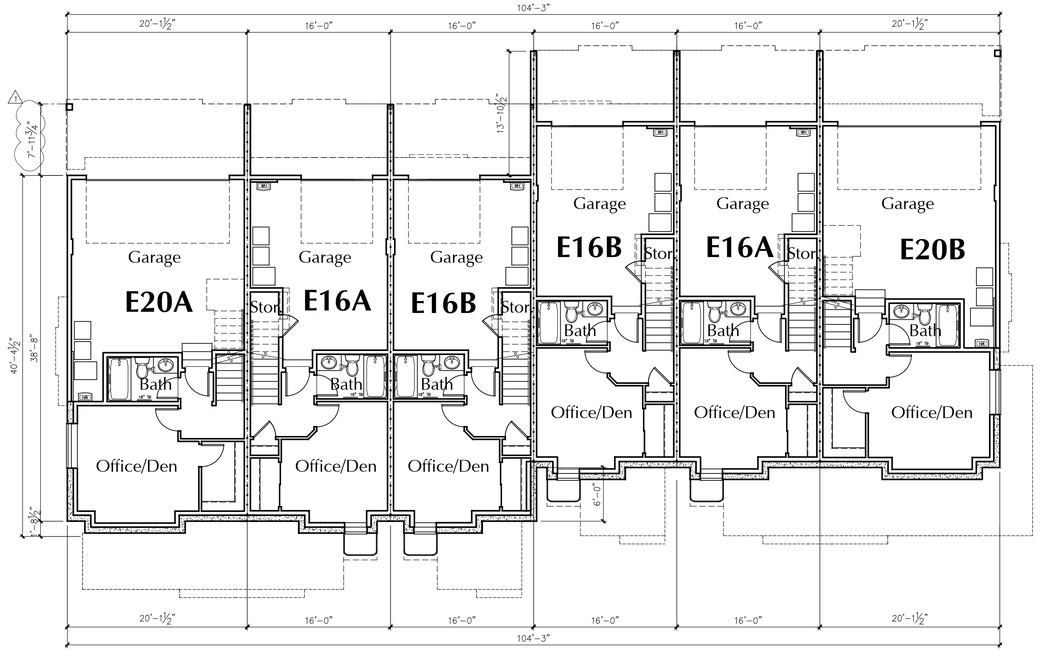
UPPER LEVEL PLAN



BUILDING 8

1/8" = 1'-0"

MAIN LEVEL PLAN



BUILDING 8

1/8" = 1'-0"

LOWER LEVEL PLAN

Milbrandt Architects
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5052 REGISTERED ARCHITECT
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No.	Date	Revision
1	3-08-2016	DPD CORRECTION NOTICE 2

BUILDING 8
BUILDING FLOOR PLANS

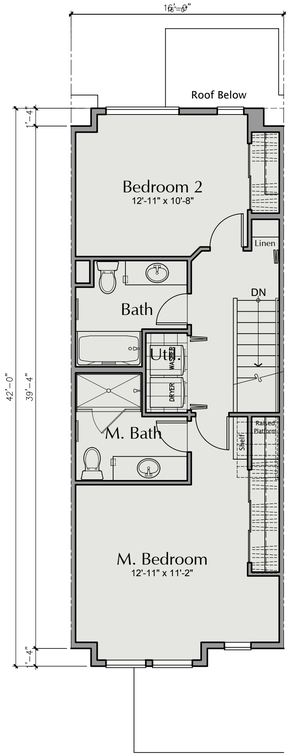
Scale: 1/8"=1'-0" | Drawn By: DJW/GG | Date: 3-3-16 | Date Plotted: 3-14-16

High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington

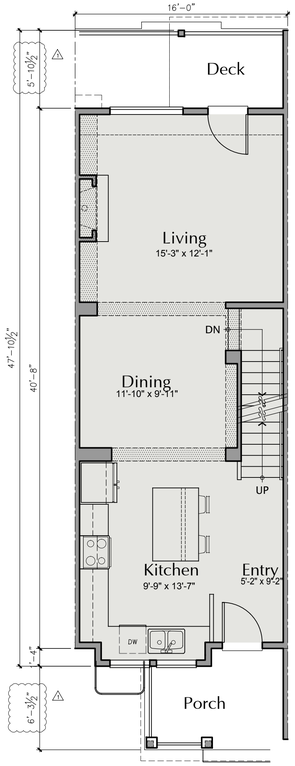
Polygon WLH, LLC

Job No.: 14-05

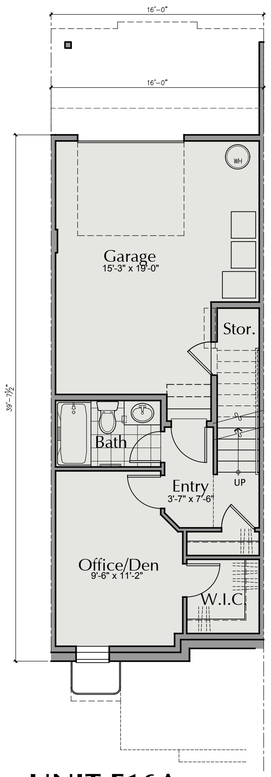
Sheet No.: A16



UNIT E16A UPPER LEVEL PLAN
3/16" = 1'-0"



UNIT E16A MIDDLE LEVEL PLAN
3/16" = 1'-0"



UNIT E16A LOWER LEVEL PLAN
3/16" = 1'-0"

AREA SUMMARY		
Unit E16A	Heated Net SF	Unheated Net SF
Basement	305	297
First Floor	646	0
Second Floor	640	0
Total SF	1,591	297

Milbrandt Architects
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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-08-16	PLAN CHECK CORRECTIONS

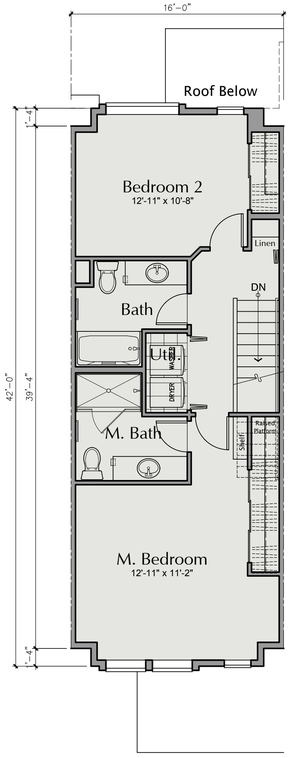
UNIT E16A FLOOR PLANS

Date: 3-13-15
Drawn By: DJV/GMG/DRB
Scale: 1/4" = 1'-0"
Date Plotted: 3-8-16

High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington

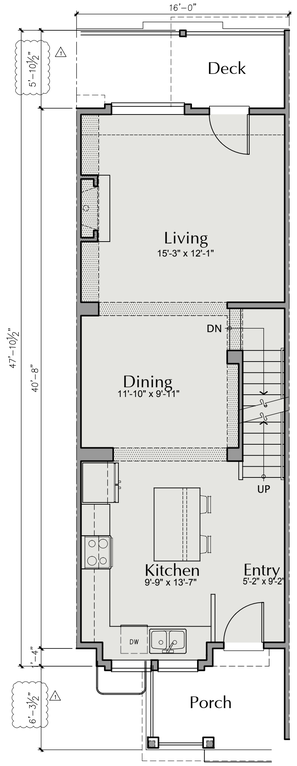
Polygon WLH, LLC

Job No.: 14-05
Sheet No.: **A17**



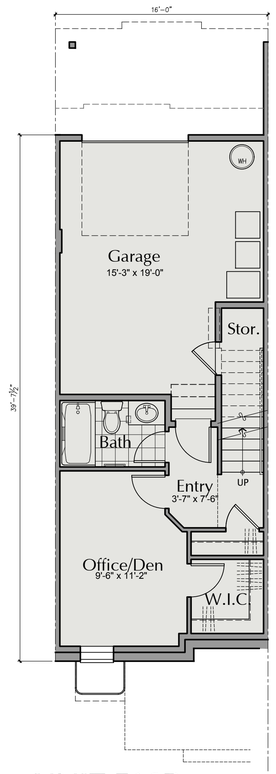
UNIT E16B UPPER LEVEL PLAN

3/16" = 1'-0"



UNIT E16B MIDDLE LEVEL PLAN

3/16" = 1'-0"



UNIT E16B LOWER LEVEL PLAN

3/16" = 1'-0"

AREA SUMMARY		
Unit E16B	Heated	Unheated
	Net SF	Net SF
Basement	305	297
First Floor	646	0
Second Floor	646	0
Total SF	1,597	297

Milbrandt Architects

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ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-08-16	PLAN CHECK CORRECTIONS

UNIT E16B FLOOR PLANS

Date: 3-13-15
Drawn By: DJV/GMG/DRB
Scale: 1/4" = 1'-0"
Date Plotted: 3-8-16

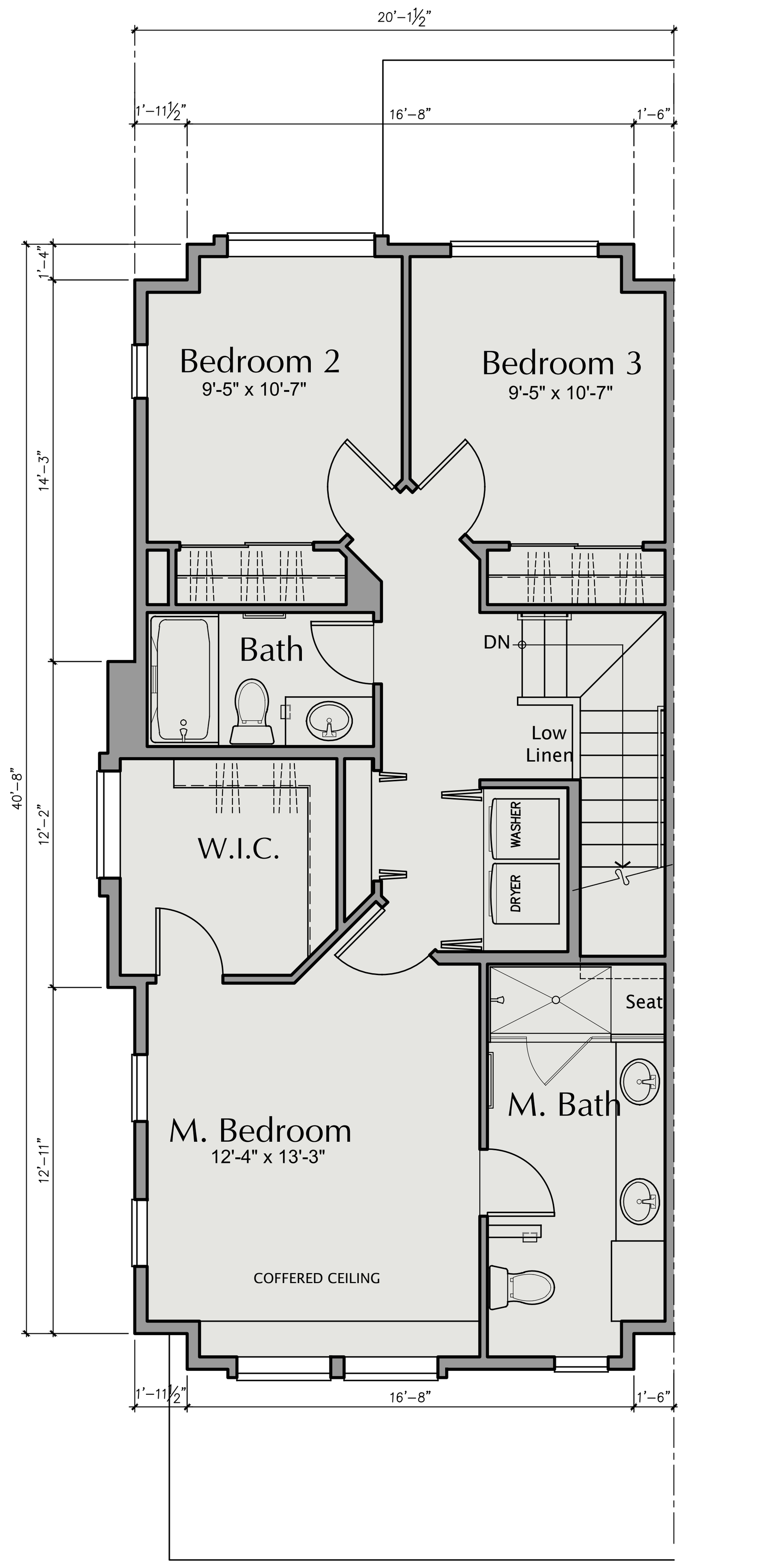
High Point Phase III MUP Submittal Package

At High Point BLock 34
Seattle Washington

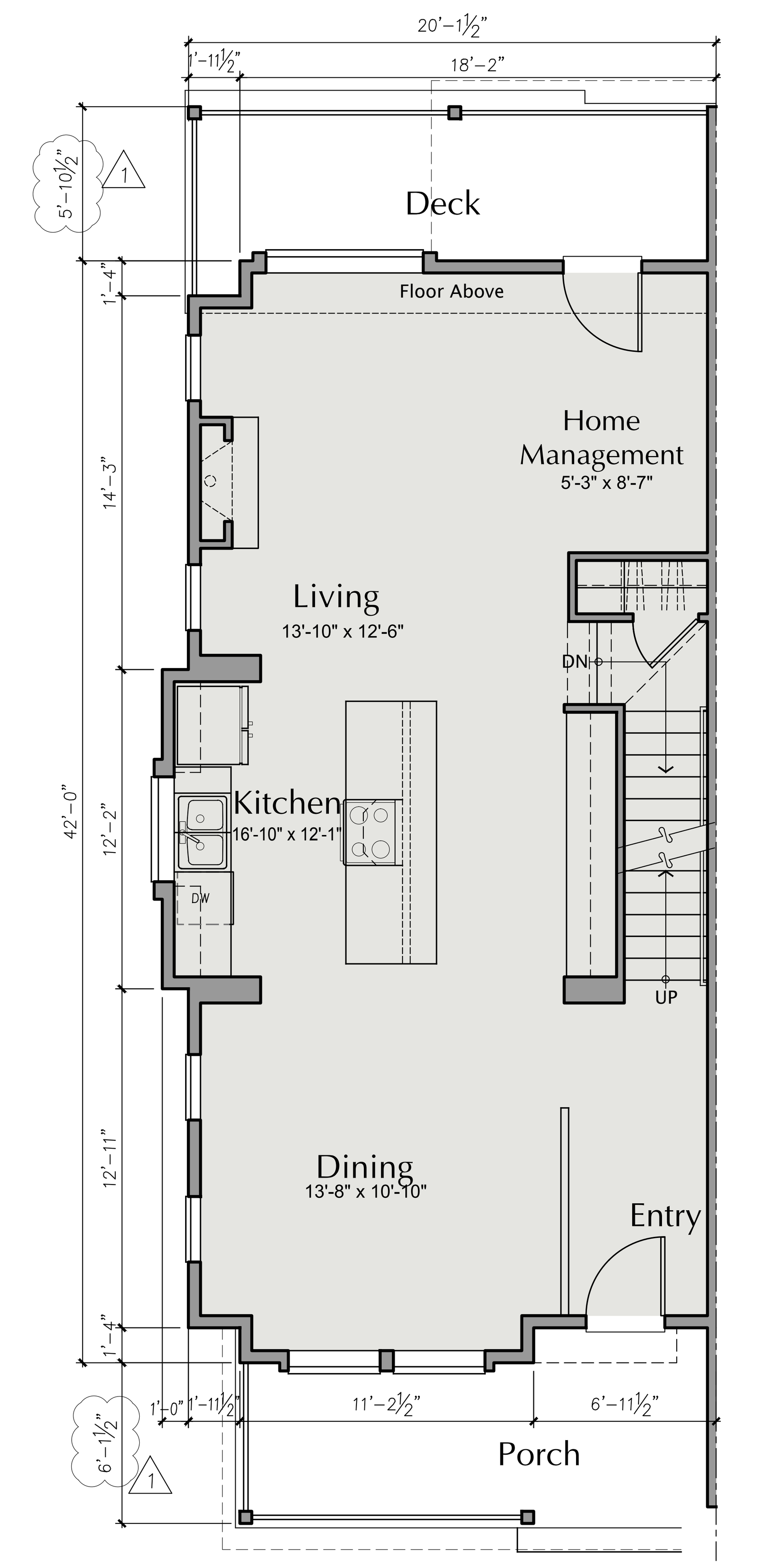
Polygon WLH, LLC

Job No.: 14-05

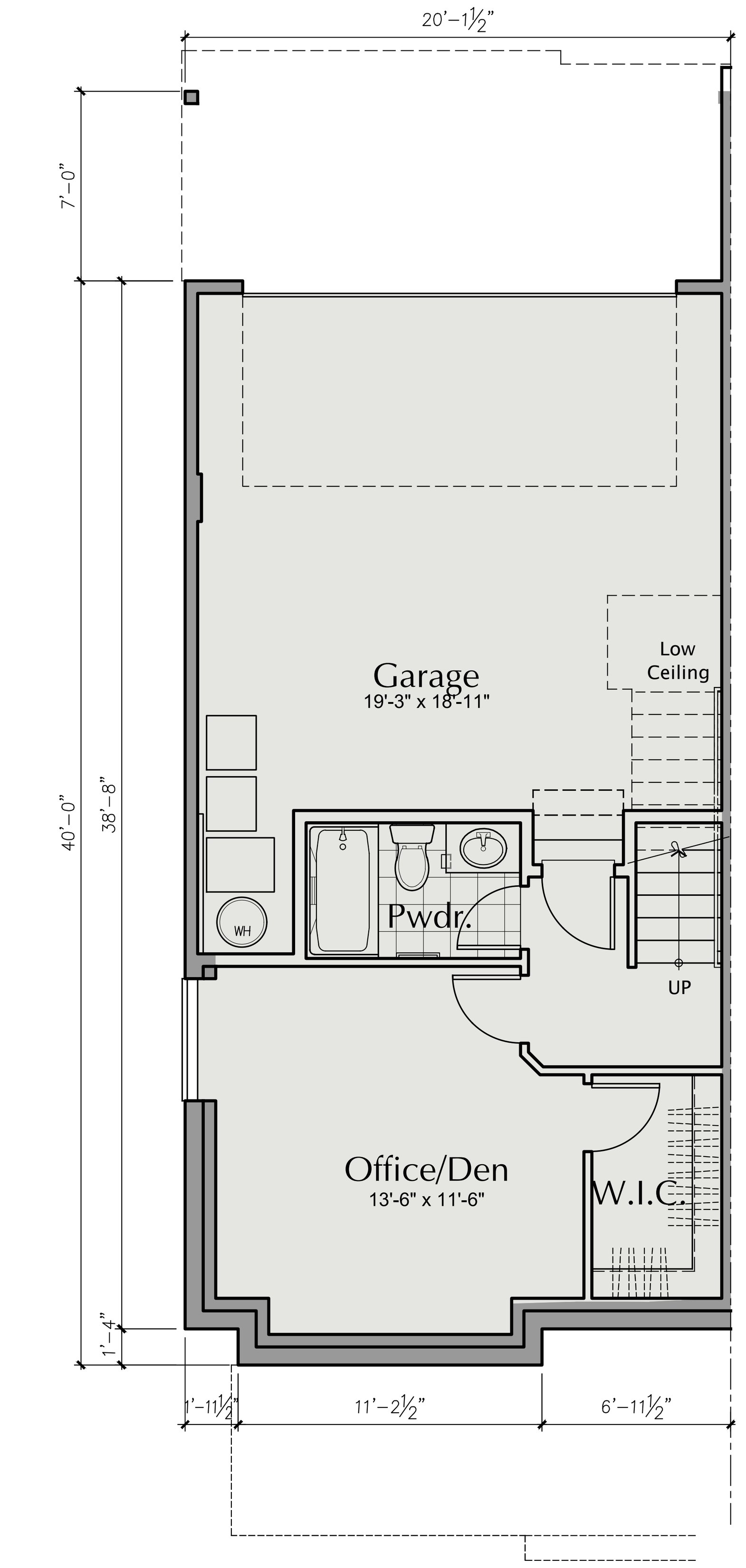
Sheet No.: A18



UNIT E20 UPPER LEVEL PLAN
1/4" = 1'-0"



UNIT E20 MAIN LEVEL PLAN
1/4" = 1'-0"



UNIT E20 LOWER LEVEL PLAN
3/16" = 1'-0"

AREA SUMMARY		
	Heated	Unheated
	Net SF	Net SF
Basement	322	414
First Floor	785	0
Second Floor	0	0
Total SF	1,107	414

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-08-16	PLAN CHECK CORRECTIONS

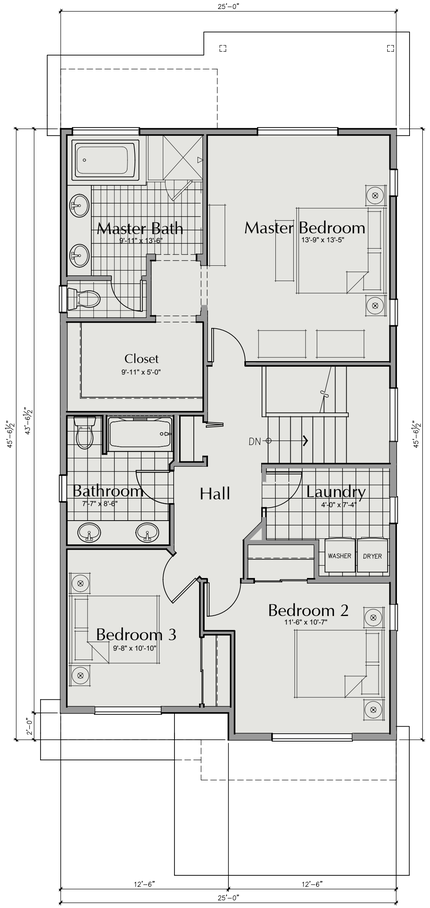
UNIT E20 FLOOR PLANS

Scale: 1/4" = 1'-0"
Drawn By: DJV/GMG/DRB
Date: 3-13-15
Date Plotted: 3-8-16

High Point Phase III MUP Submittal Package
At High Point BLock 34
Seattle Washington

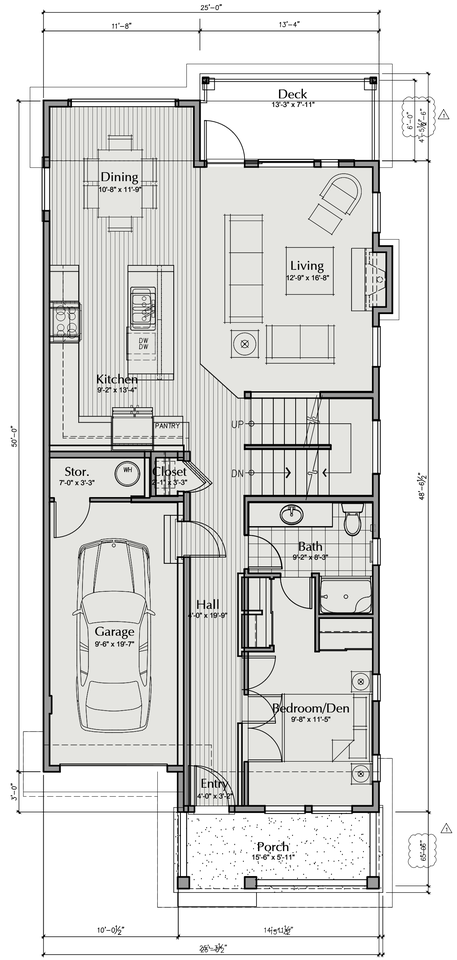
Polygon WLH, LLC

Job No.: 14-05
Sheet No.: A19



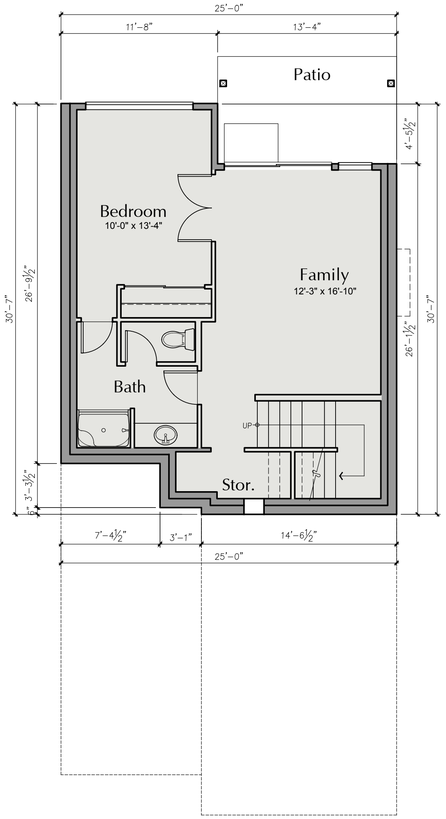
PLAN 2503-A UPPER FLOOR PLAN

3/16"=1'-0"



PLAN 2503 MAIN FLOOR PLAN

1/4"=1'-0"



PLAN 2503-A LOWER FLOOR PLAN

3/16"=1'-0"

AREA SUMMARY		
	Heated	Unheated
	Net SF	Net SF
Basement	571	0
First Floor	940	237
Second Floor	1,017	0
Total SF	2,528	237

Sheet Order: A S D

Milbrandt Architects
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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-8-2016	DPD Corrections

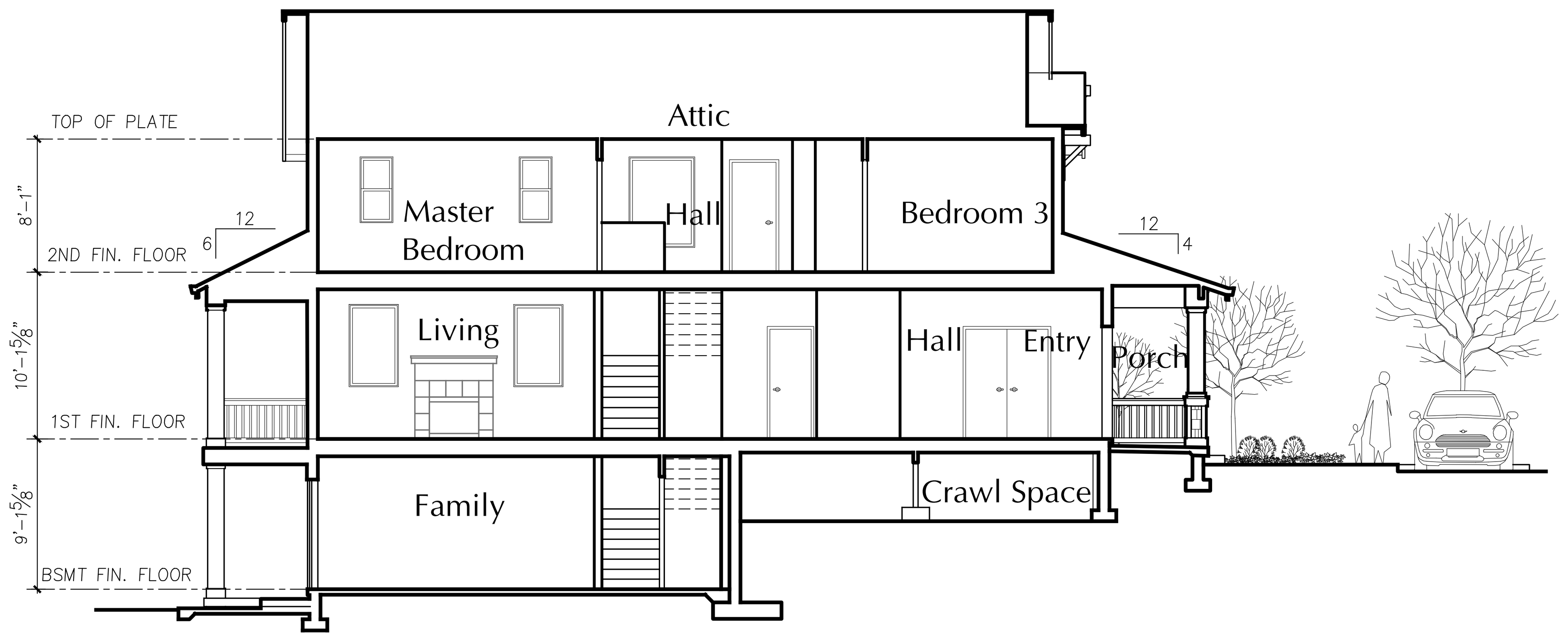
PLAN 2503-A Floor Plans

Date Plotted: 3-8-16
Date: 10-02-15
Drawn By: DJV/GG
Scale: 3/16" = 1'-0"

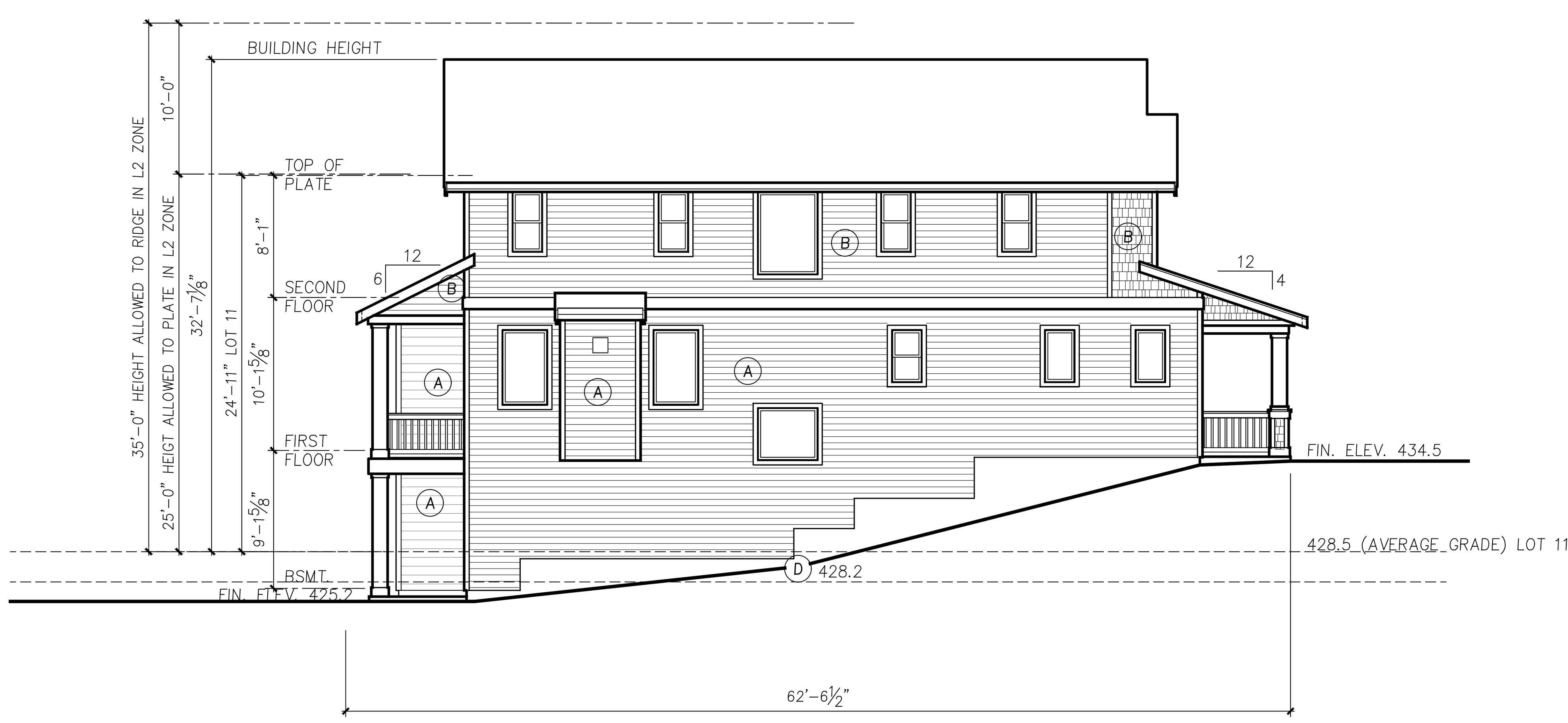
Plan 2503-A
High Point Phase III Block 34
Seattle, Washington

Polygon WLH, LLC

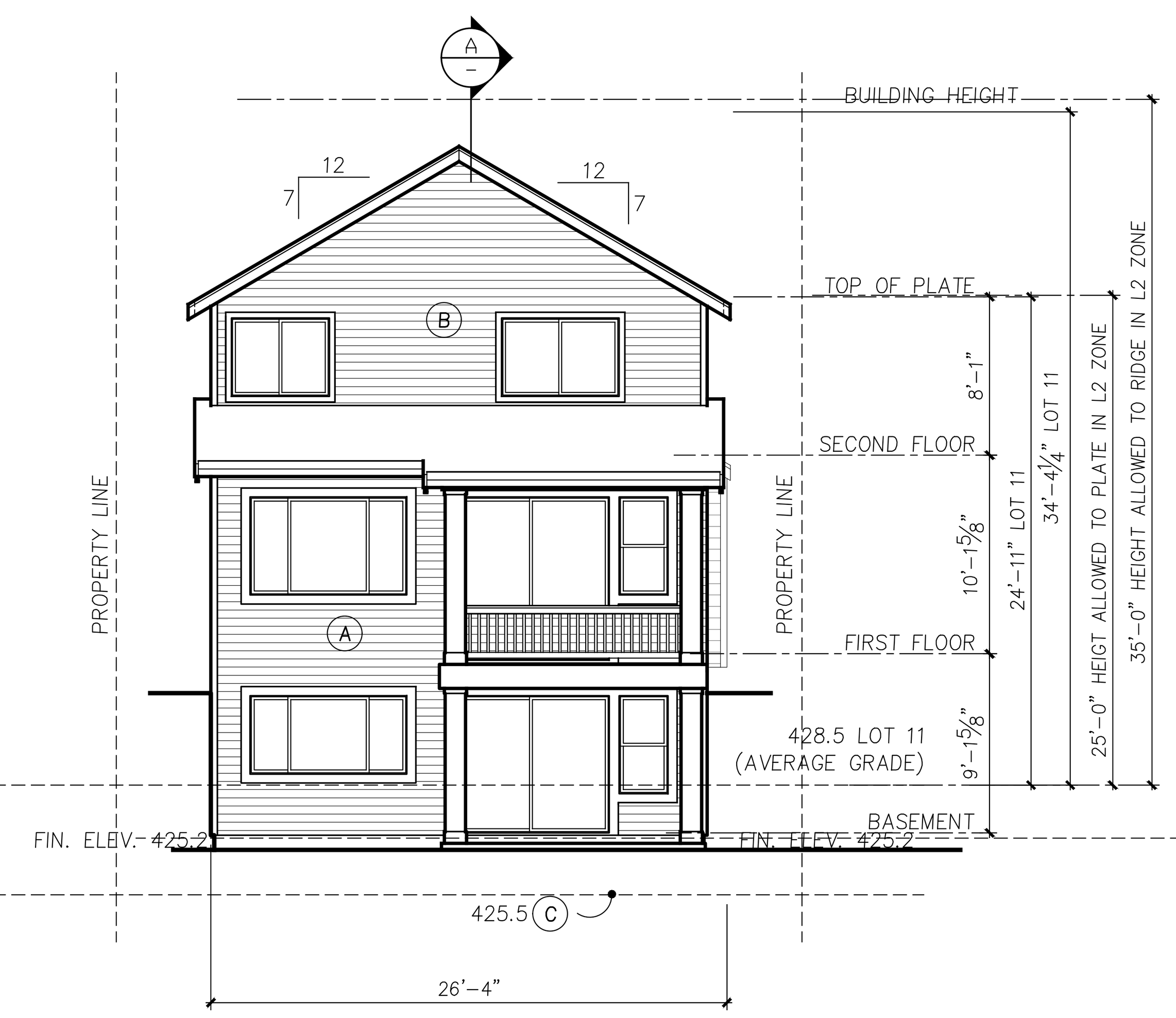
Job No.: 14-05
Sheet No.: A20



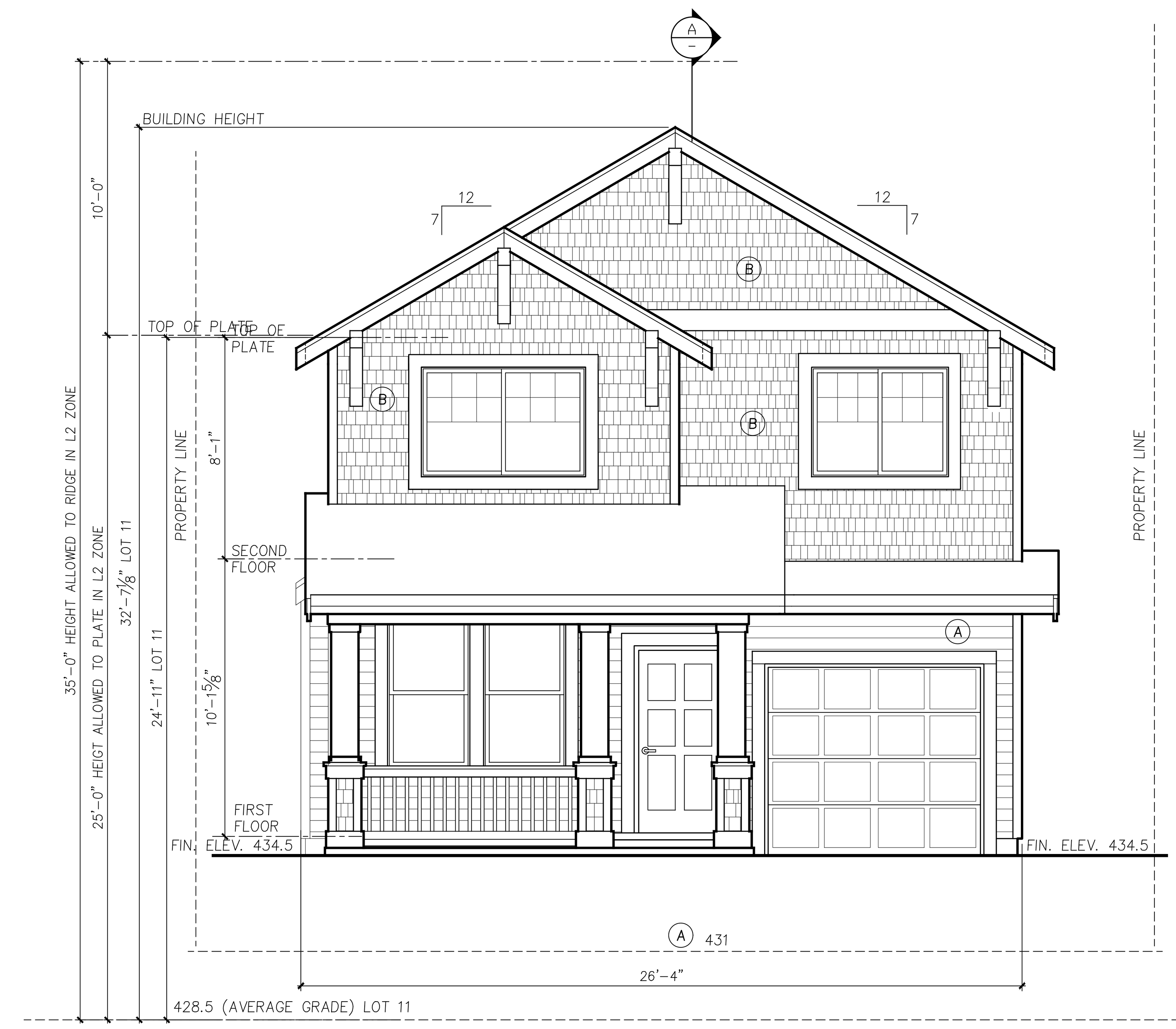
PLAN 2503-A ENTRY SECTION A
1/8" = 1'-0"



PLAN 2503-A LIVING SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION **PLAN 2503-A**
1/8" = 1'-0"



PLAN 2503-A FRONT ELEVATION
1/4"=1'-0"

(A) MAIN BODY PAINT COLOR
(B) ACCENT PAINT COLOR

BUILDING 11 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 11 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2							
A		B		C		D	
431.0 * 26.0	+	429.0 * 62.5	+	425.5 * 26.0	+	428.2 * 62.5	
26.0	+	62.5	+	26.0	+	62.5	
11,206.0	+	26,829.7	+	11,063.0	+	26,779.6	
177.1							
75,878.3 / 177.1						=	428.5

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**

23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs: 1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.

PLAN 2503-A GARAGE SIDE ELEVATION
1/8" = 1'-0"

△2
1.ADDED AVERAGE GRADE TO ALL ELEVATIONS AND REVISED BUILDING HEIGHT DIMENSIONS.
2.EXHAUST VETS OUTLETS ADDED.

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

Milbrandt Architects
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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-8-2016	DPD Corrections
1	9-14-2015	DPD CORRECTION NOTICE 1

PLAN 2503-A Elevations

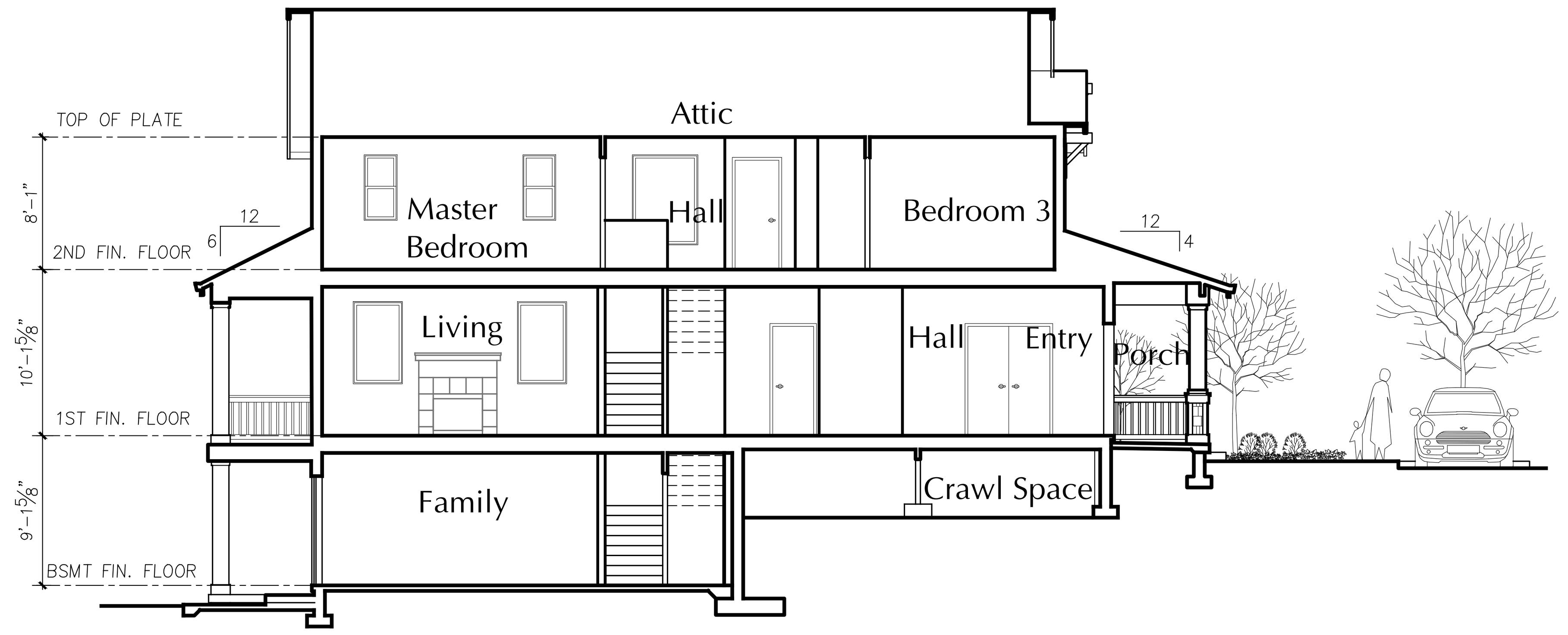
Scale:	Drawn By:	Date:	Date Plotted:
1/8"=1'-0"	DJV/GMG/DRB	3-13-15	3-14-16

High Point Phase III MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

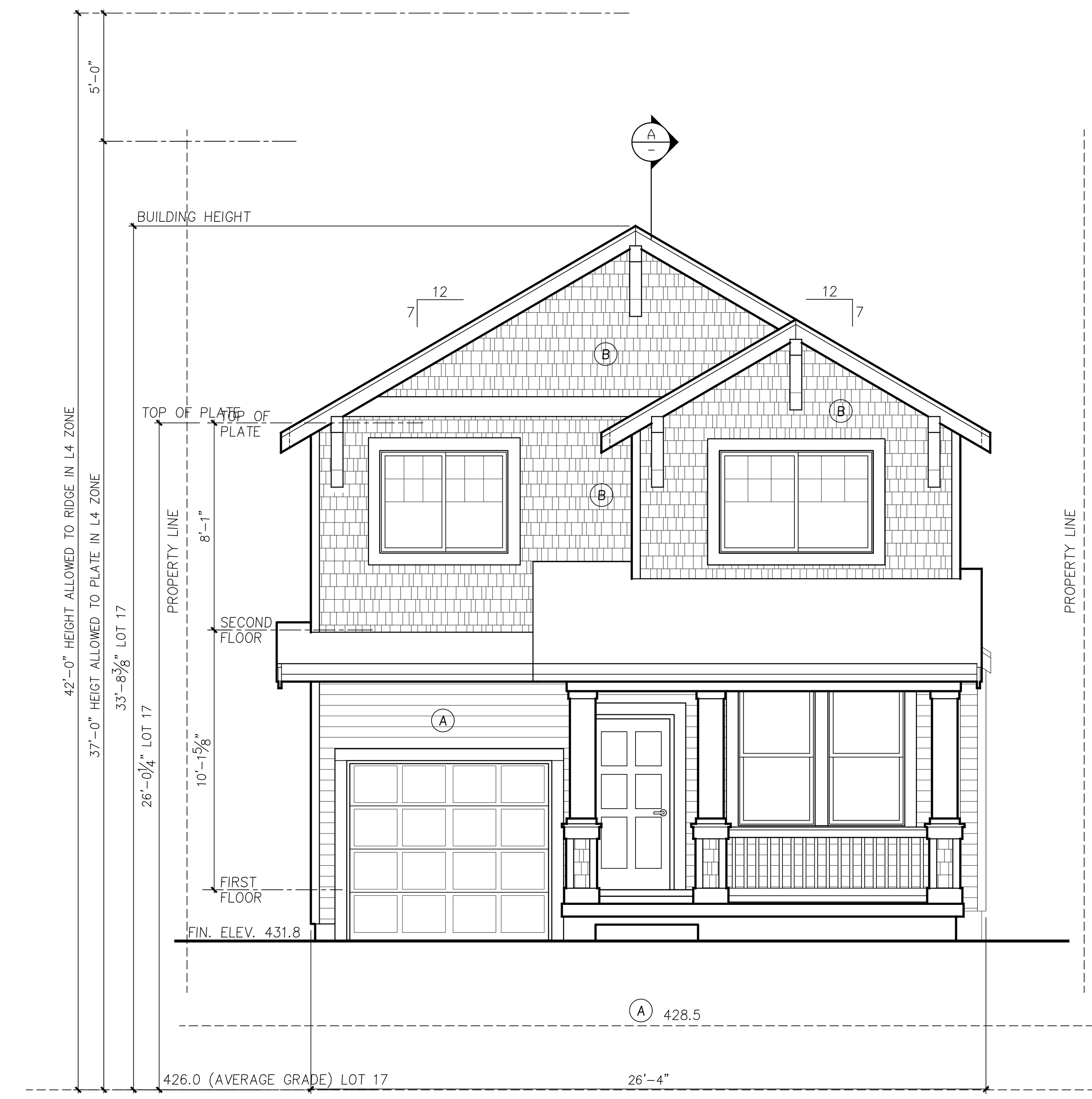
H:\1405\SINGLE FAMILY\2503\2503 A.DWG

Job No.: 14-05
Sheet No.: **A21**



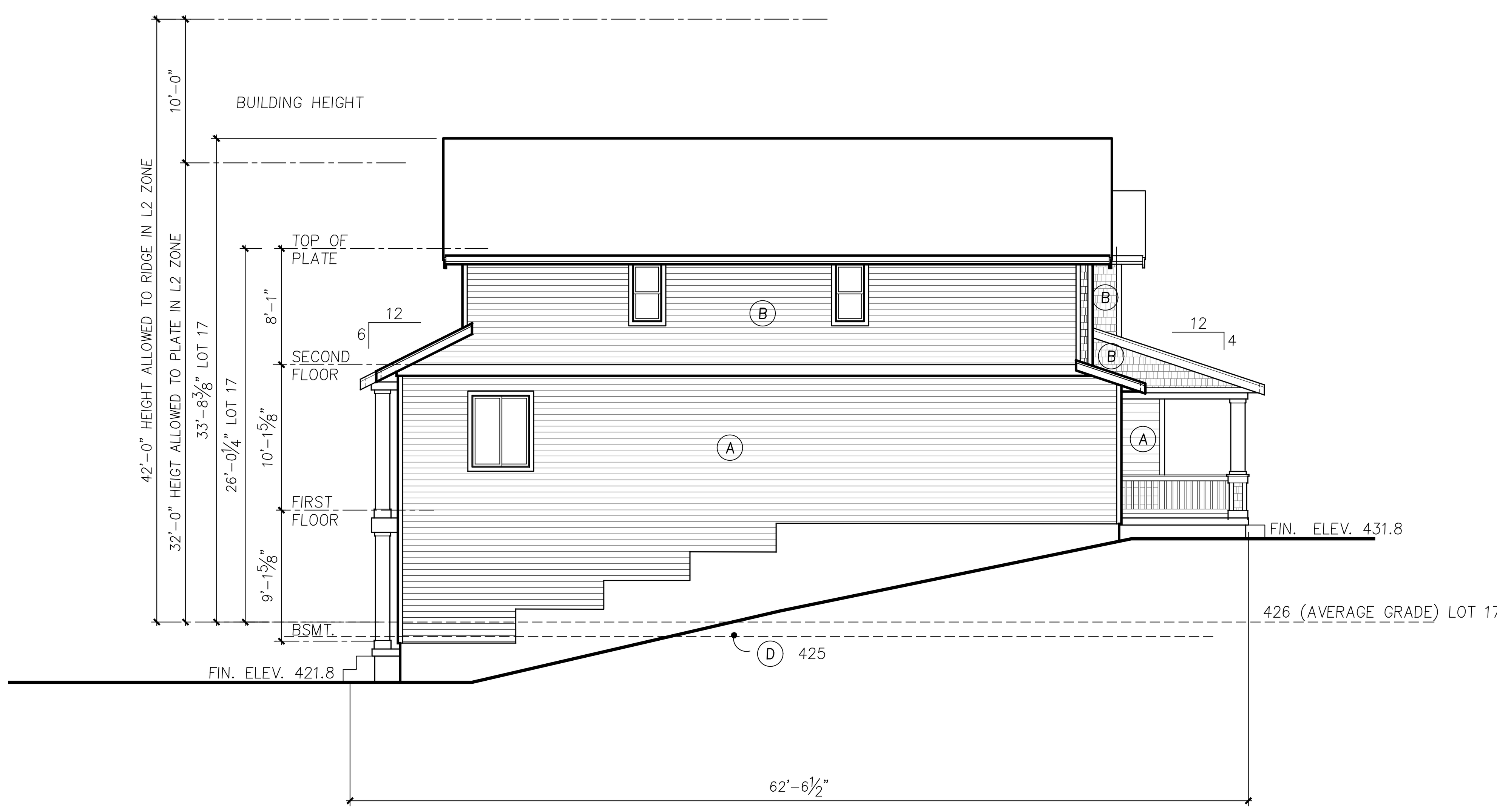
PLAN 2503-A ENTRY SECTION A

1/8" = 1'-0"



PLAN 2503-A FRONT ELEVATION

1/4"=1'-0"



PLAN 2503-A GARAGE SIDE ELEVATION

1/8" = 1'-0"

BUILDING 17 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

Ⓐ MAIN BODY PAINT COLOR

Ⓑ ACCENT PAINT COLOR

BUILDING 17 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
428.5 * 26.0 +	426.5 * 62.5 +	425.0 * 26.0 +	425.0 * 62.5
26.0 +	62.5 +	26.0	+ 62.5
11,141.0 +	26,673.3 +	11,050.0 +	26,579.5
177.1			
75,443.8 / 177.1 =			426.0

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**

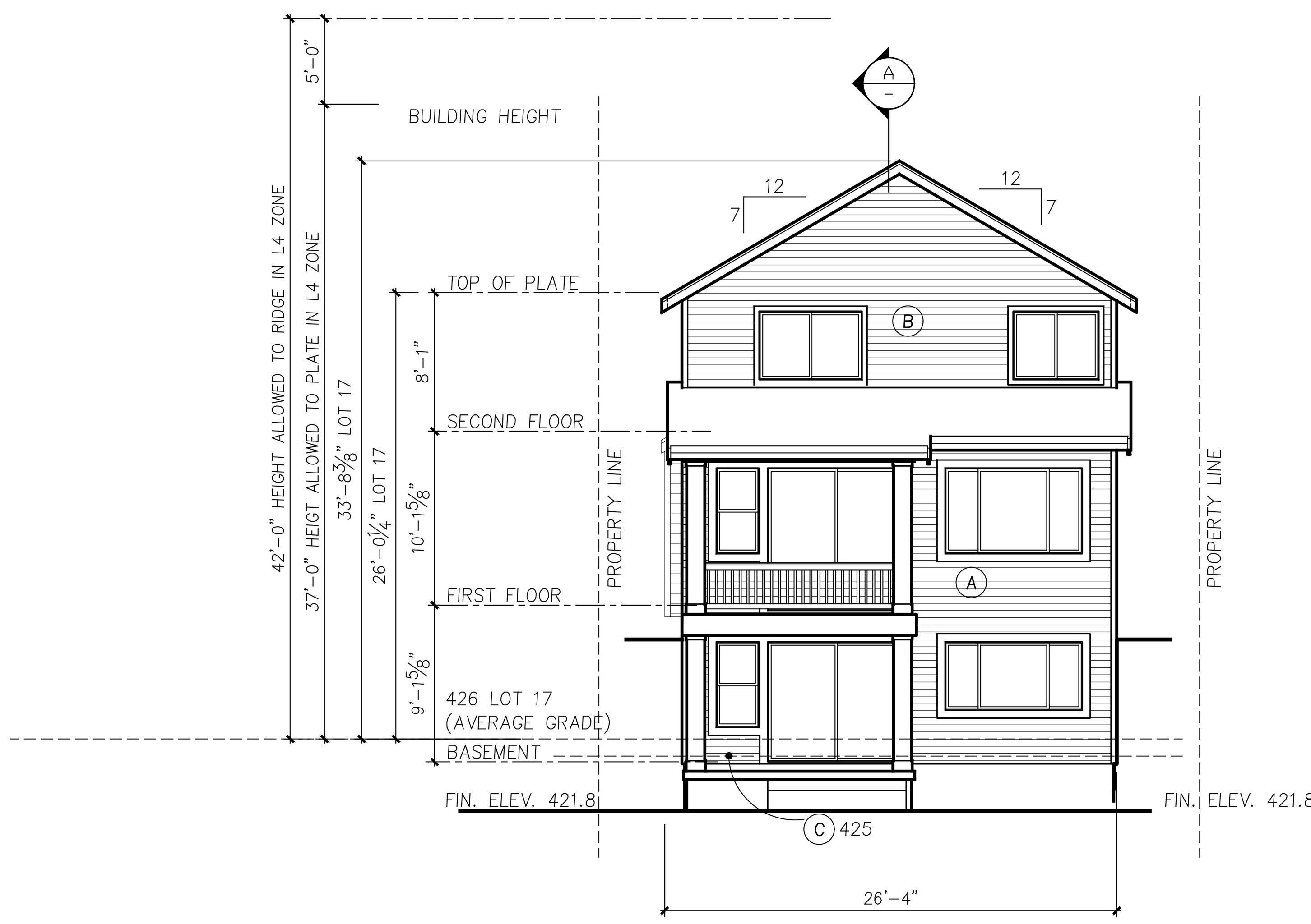
23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs: 1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

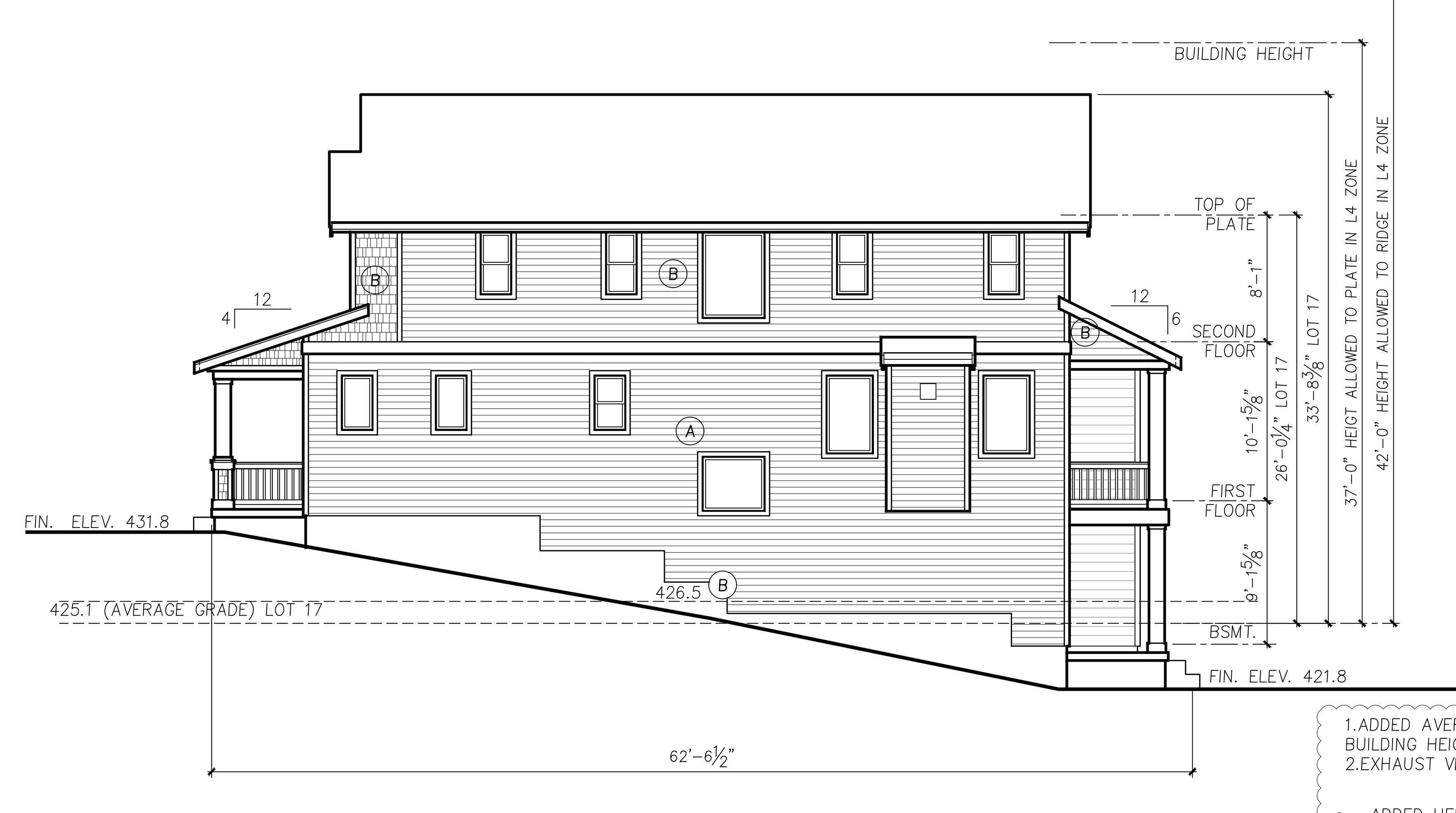
Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.



PLAN 2503-A REAR ELEVATION

1/8" = 1'-0"



PLAN 2503-A LIVING SIDE ELEVATION

1/8" = 1'-0"

1. ADDED AVERAGE GRADE TO ALL ELEVATIONS AND REVISED BUILDING HEIGHT DIMENSIONS.
2. EXHAUST VETS OUTLETS ADDED.

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

Milbrandt Architects
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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-8-2016	DPD Corrections
1	9-14-2015	DPD CORRECTION NOTICE 1

PLAN 2503-A Elevations

Scale:	Drawn By:	Date:	Date Plotted:
1/8"=1'-0"	DJV/GMG/DRB	3-13-15	3-14-16

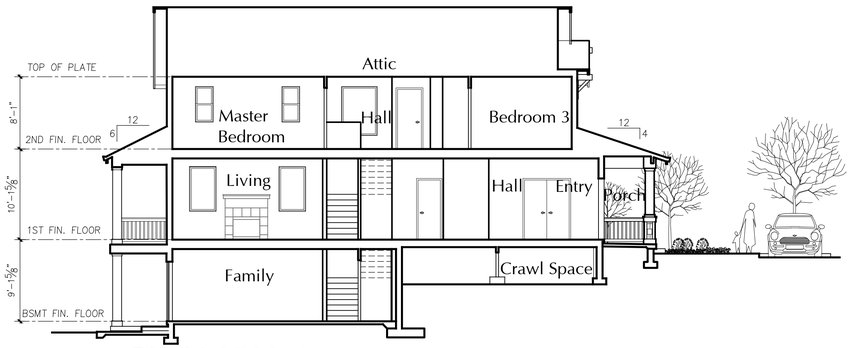
High Point Phase III MUP Submittal Package

At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05

Sheet No.: A22



PLAN 2503-A

ENTRY SECTION A

1/8" = 1'-0"

PLAN 2503-A

FRONT ELEVATION

1/4"=1'-0"

A MAIN BODY PAINT COLOR

B ACCENT PAINT COLOR

BUILDING 21 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 21 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2

A		B		C		D	
421.0	* 26.0 +	417.0	* 62.5 +	411.0	* 26.0 +	414.4	* 62.5
	26.0 +		62.5 +		26.0 +		62.5
10,946.0	+	26,079.2	+	10,686.0	+	25,916.6	
			177.1				
			73,627.8				
			177.1			=	415.8

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

Building Code:

23.86.006

23.45.009 Structure Height

C. Pitched roofs:

2009 Seattle Municipal Code
Director's Rule 4-2012

The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**

Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

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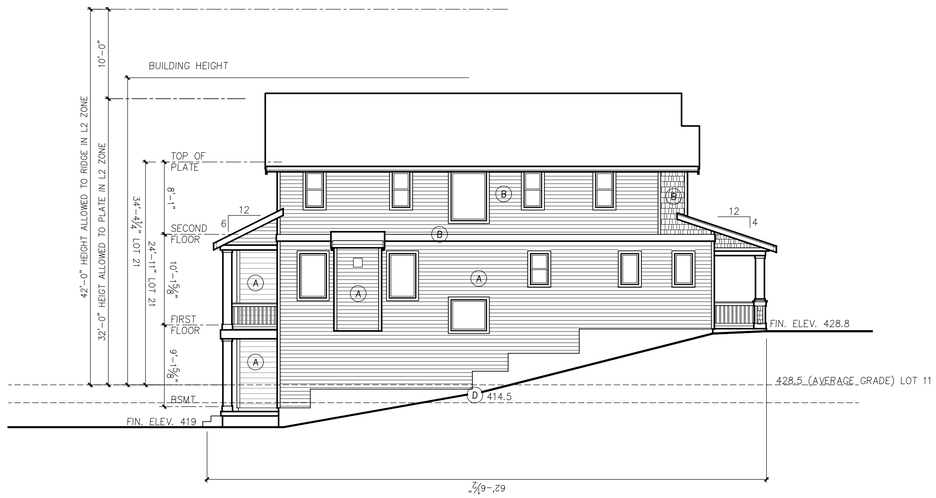
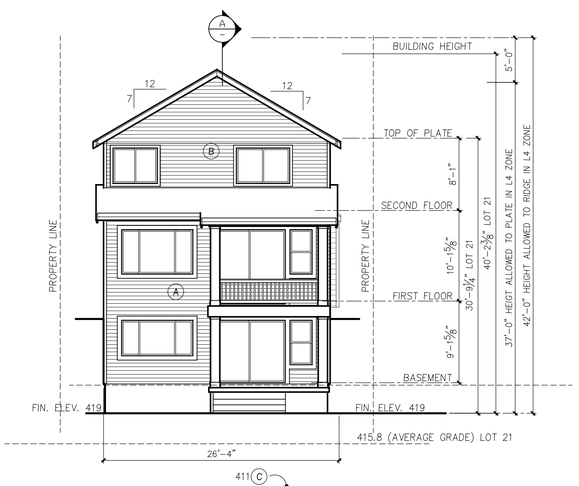


PLAN 2503-A

LIVING SIDE ELEVATION

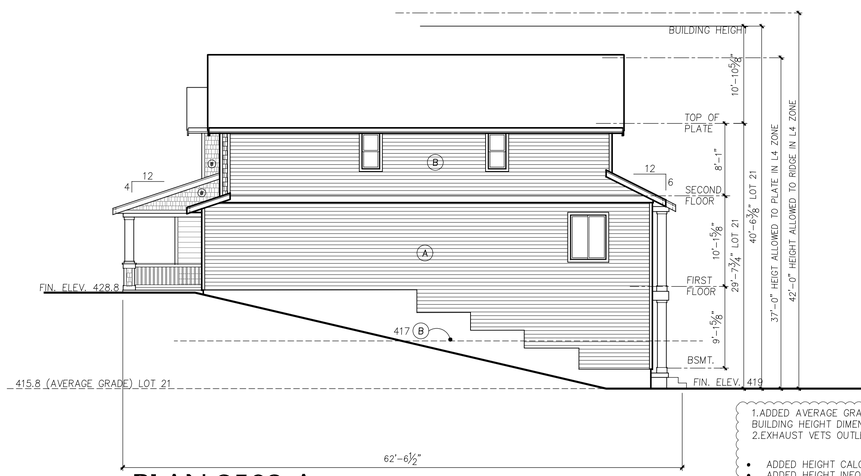
1/8" = 1'-0"



REAR ELEVATION

PLAN 2503-A

1/8" = 1'-0"



PLAN 2503-A

GARAGE SIDE ELEVATION

1/8" = 1'-0"

1. ADDED AVERAGE GRADE TO ALL ELEVATIONS AND REVISED BUILDING HEIGHT DIMENSIONS.
2. EXHAUST VETS OUTLETS ADDED.

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-8-2016	DPD Corrections
1	9-14-2015	DPD CORRECTION NOTICE 1

PLAN 2503-A Elevations

Scale: 1/8"=1'-0" | Drawn By: DJV/GMG/DRB | Date: 3-13-15 | Date Plotted: 3-14-16

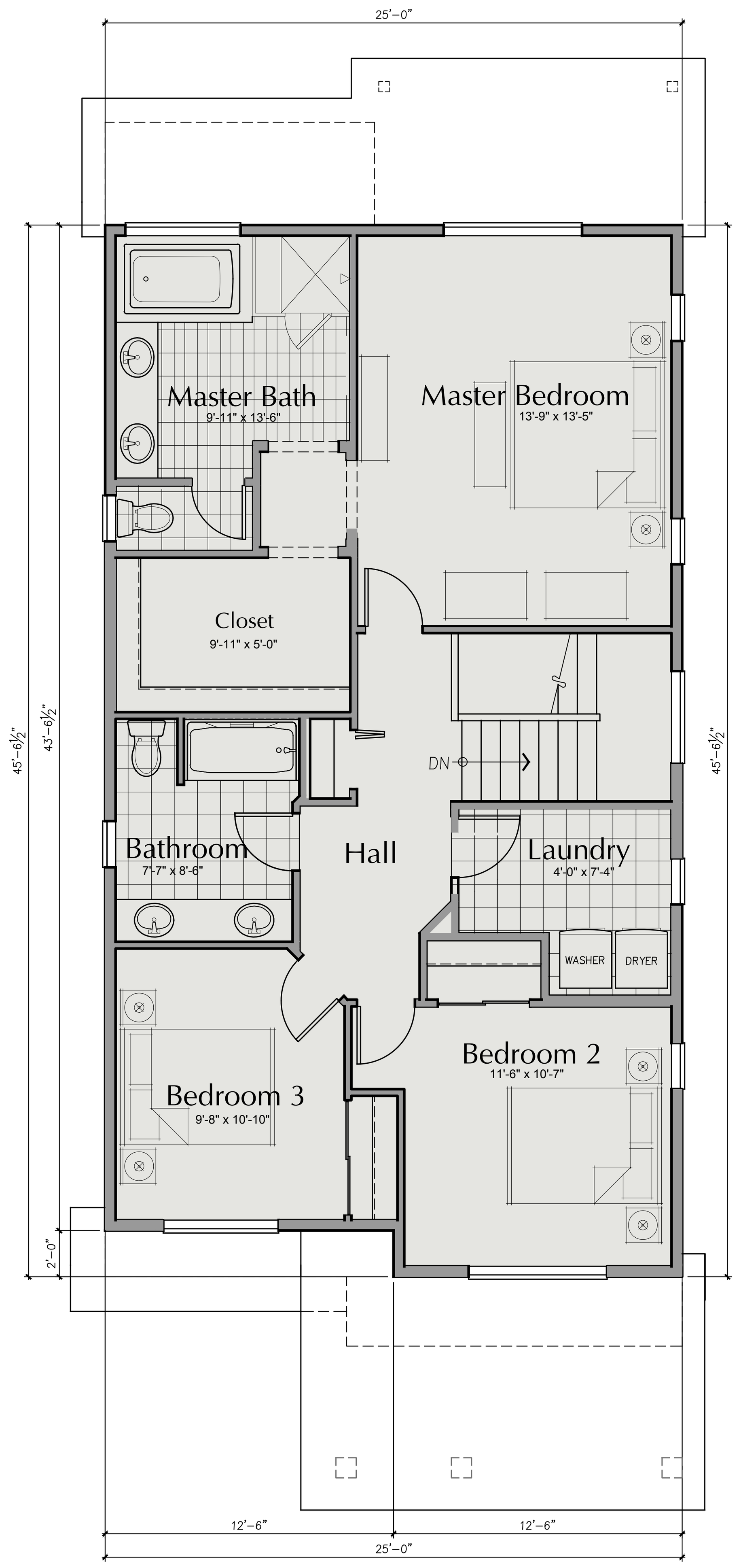
High Point Phase III MUP Submittal Package

At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

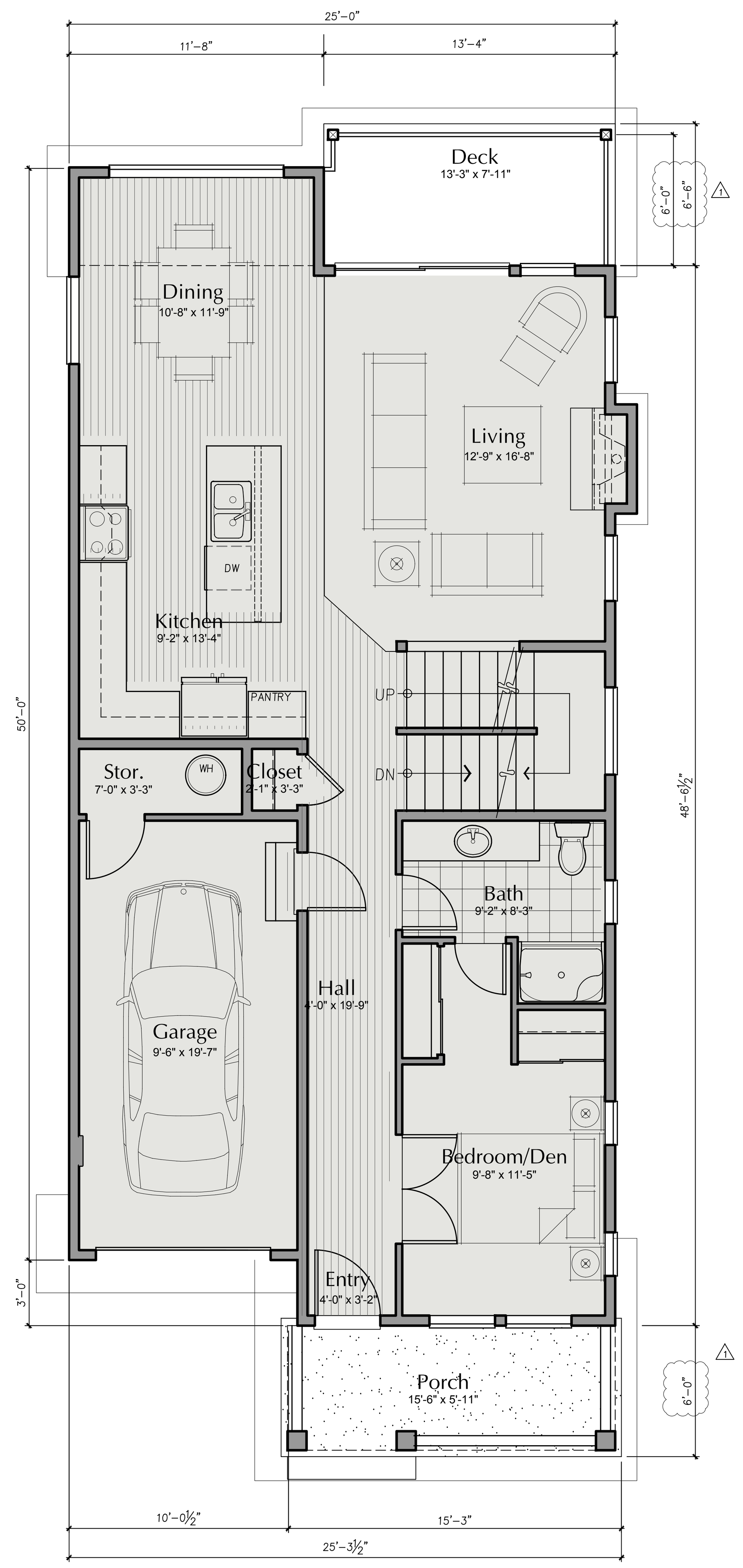
Job No.: 14-05

Sheet No.: A23



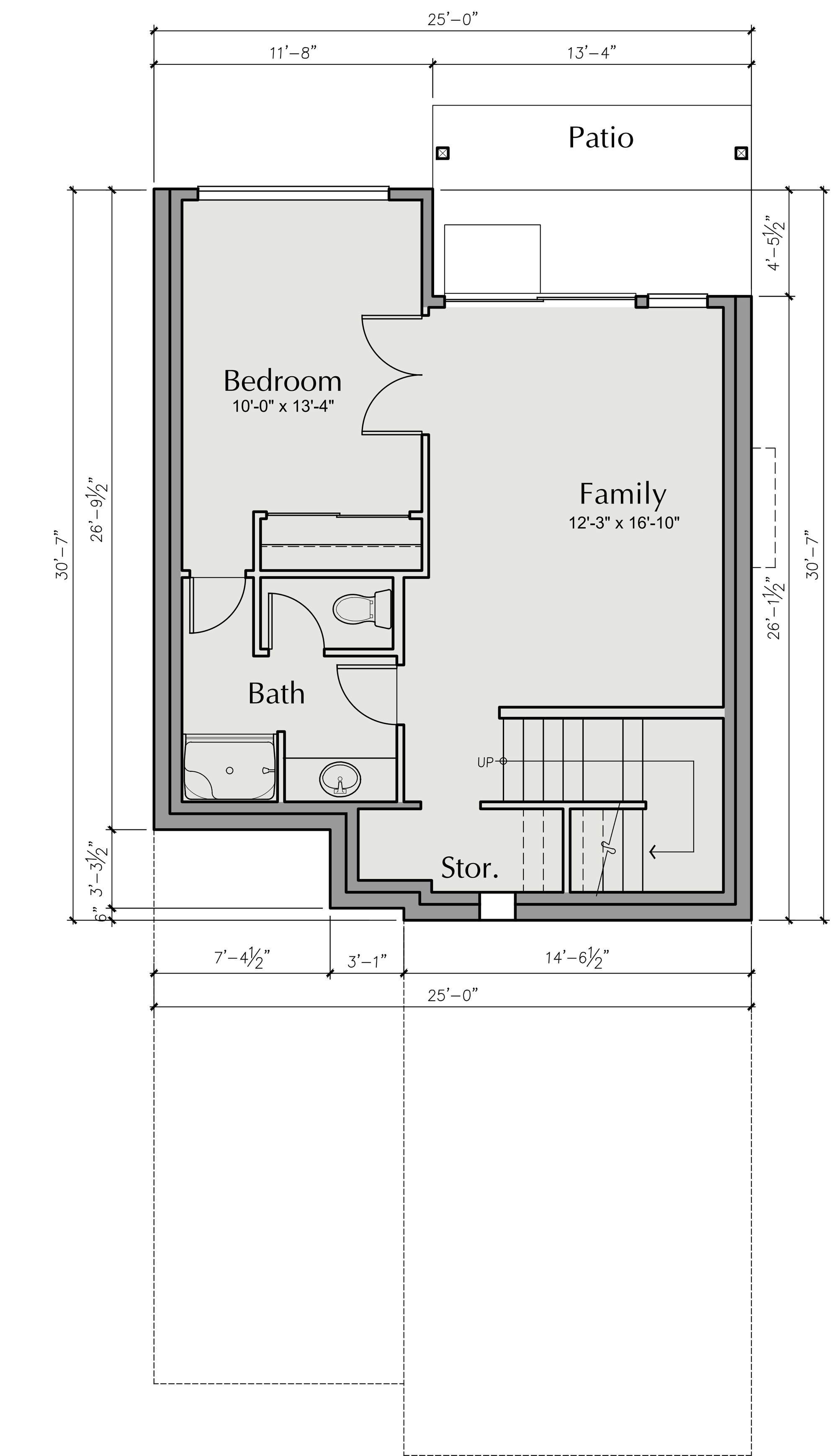
PLAN 2503-B UPPER FLOOR PLAN

3/16"=1'-0"



PLAN 2503-B MAIN FLOOR PLAN

3/16"=1'-0"



PLAN 2503-B LOWER FLOOR PLAN

3/16"=1'-0"

AREA SUMMARY		
	Heated	Unheated
	Net SF	Net SF
Basement	573	0
First Floor	932	237
Second Floor	1,017	0
Total SF	2,522	237

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-8-2016	DPD Corrections

PLAN 2503-B Floor Plans

Scale: 3/16" = 1'-0"
Drawn By: DJV/GG
Date: 10-02-15
Date Plotted: 3-8-16

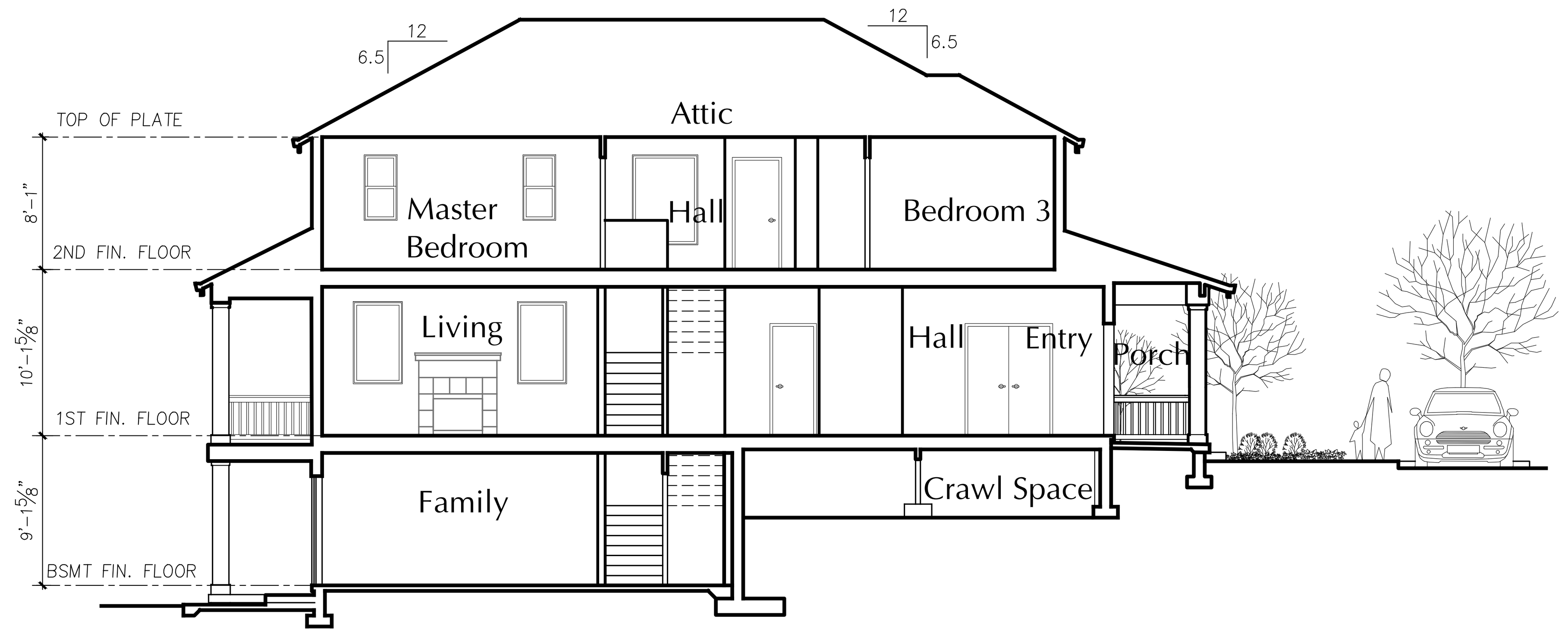
Plan 2503-B High Point Phase III Block 34

Seattle Washington

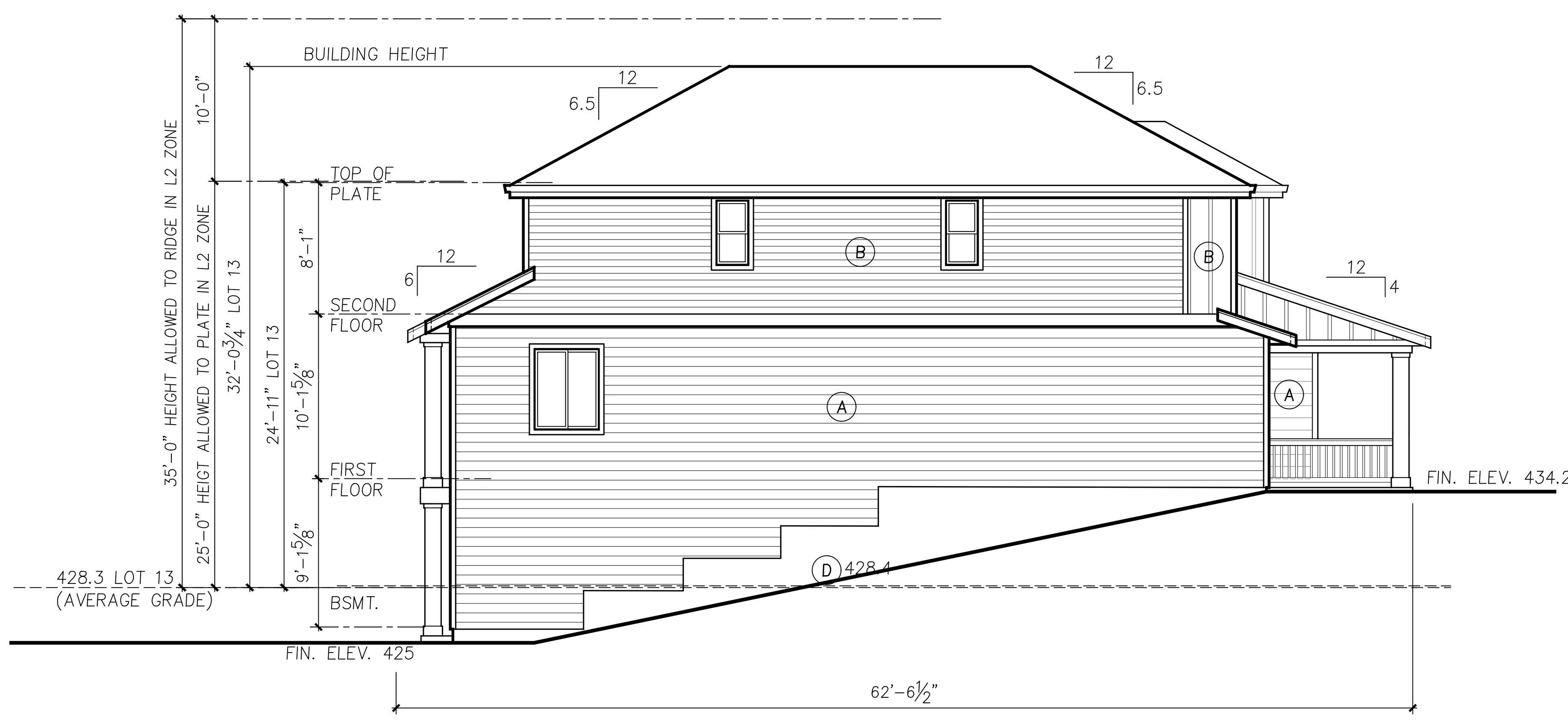
Polygon WLH, LLC

Job No.: 14-05
Sheet No.: A24

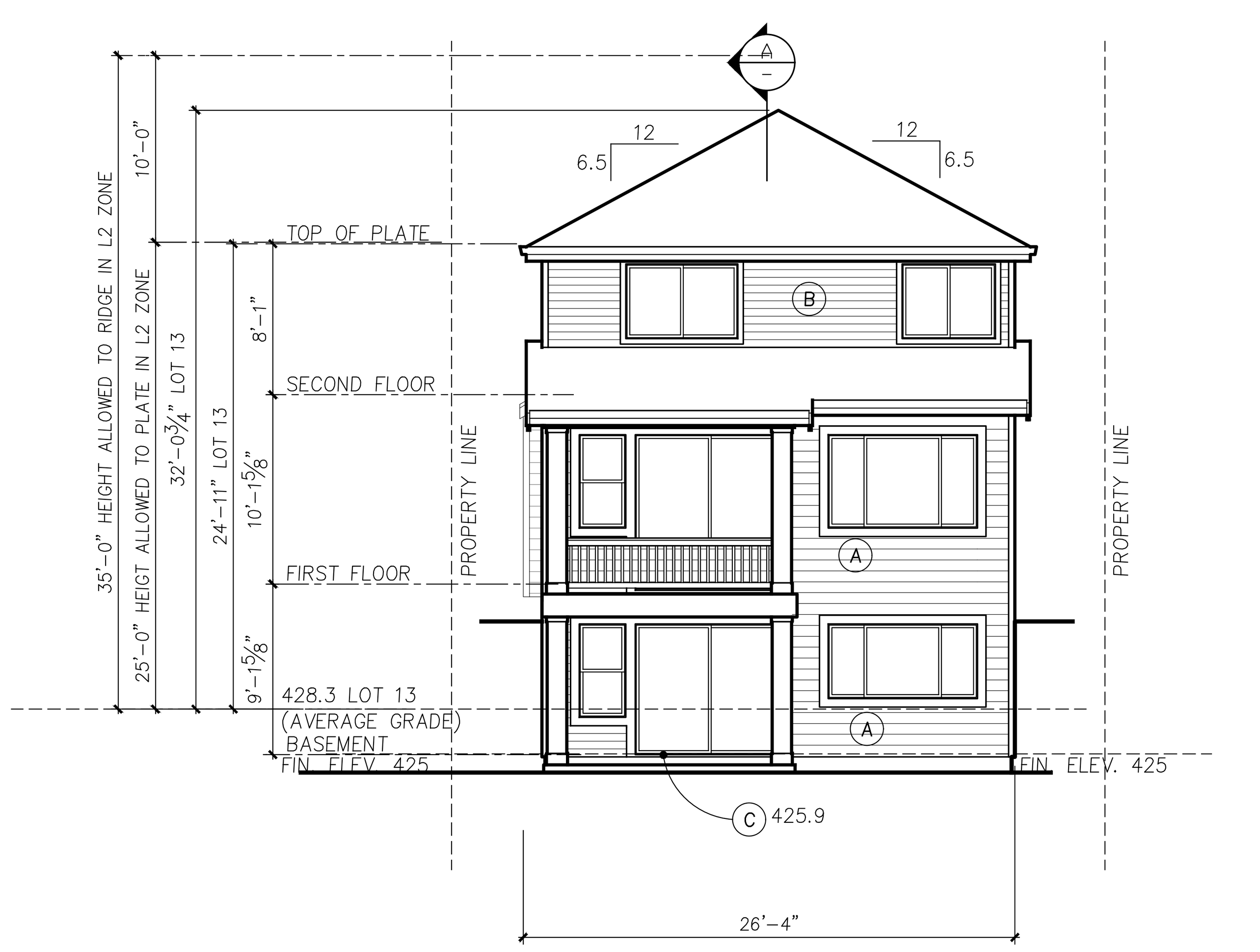
Sheet Order: A S D



PLAN 2503-B ENTRY SECTION A
1/8" = 1'-0"



PLAN 2503-B GARAGE SIDE ELEVATION
1/8" = 1'-0"



PLAN 2503-B REAR ELEVATION

PLAN 2503-B FRONT ELEVATION
1/4"=1'-0"

BUILDING 13 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

(A) MAIN BODY PAINT COLOR
(B) ACCENT PAINT COLOR

BUILDING 13 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2						
A		B		C		D
429.9 * 26.0	+	428.4 * 62.5	+	425.9 * 26.0	+	428.4 * 62.5
26.0 +		62.5	+	26.0		+ 62.5
11,177.4	+	26,792.1	+	11,073.4	+	26,792.1
177.1						
75,835.1 / 177.1				=		428.3

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**

23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs: 1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.

PLAN 2503-B LIVING SIDE ELEVATION
1/8" = 1'-0"

1.ADDED AVERAGE GRADE TO ALL ELEVATIONS AND REVISED BUILDING HEIGHT DIMENSIONS.
2.EXHAUST VETS OUTLETS ADDED.

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

Milbrandt Architects
25 Central Way, Ste 210
Kirkland, Washington 98033
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Web: www.milbrandtarch.com

5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	9-14-2015	DPD CORRECTION NOTICE 1
2	3-8-2016	DPD Corrections

PLAN 2503-B Elevations

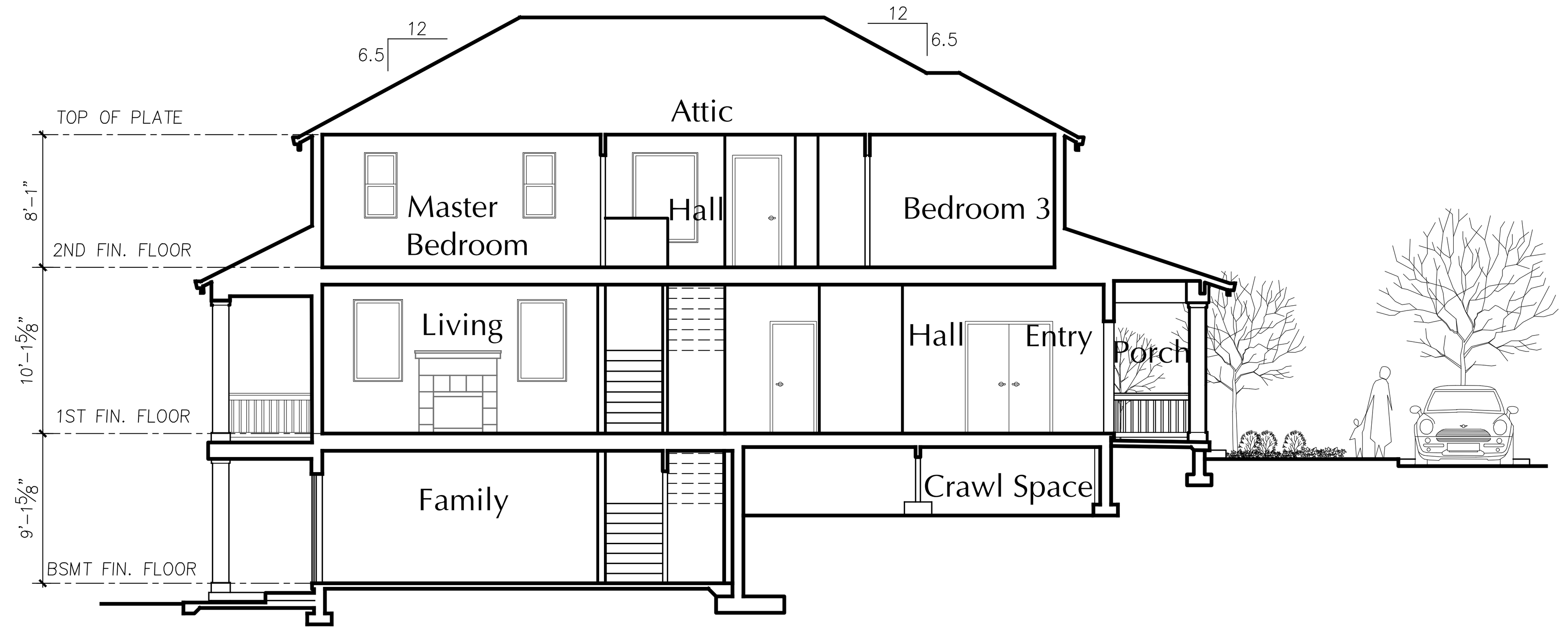
Scale:	Drawn By:	Date:	Date Plotted:
1/8"=1'-0"	DJV/GMG/DRB	3-13-15	3-14-16

High Point Phase III MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

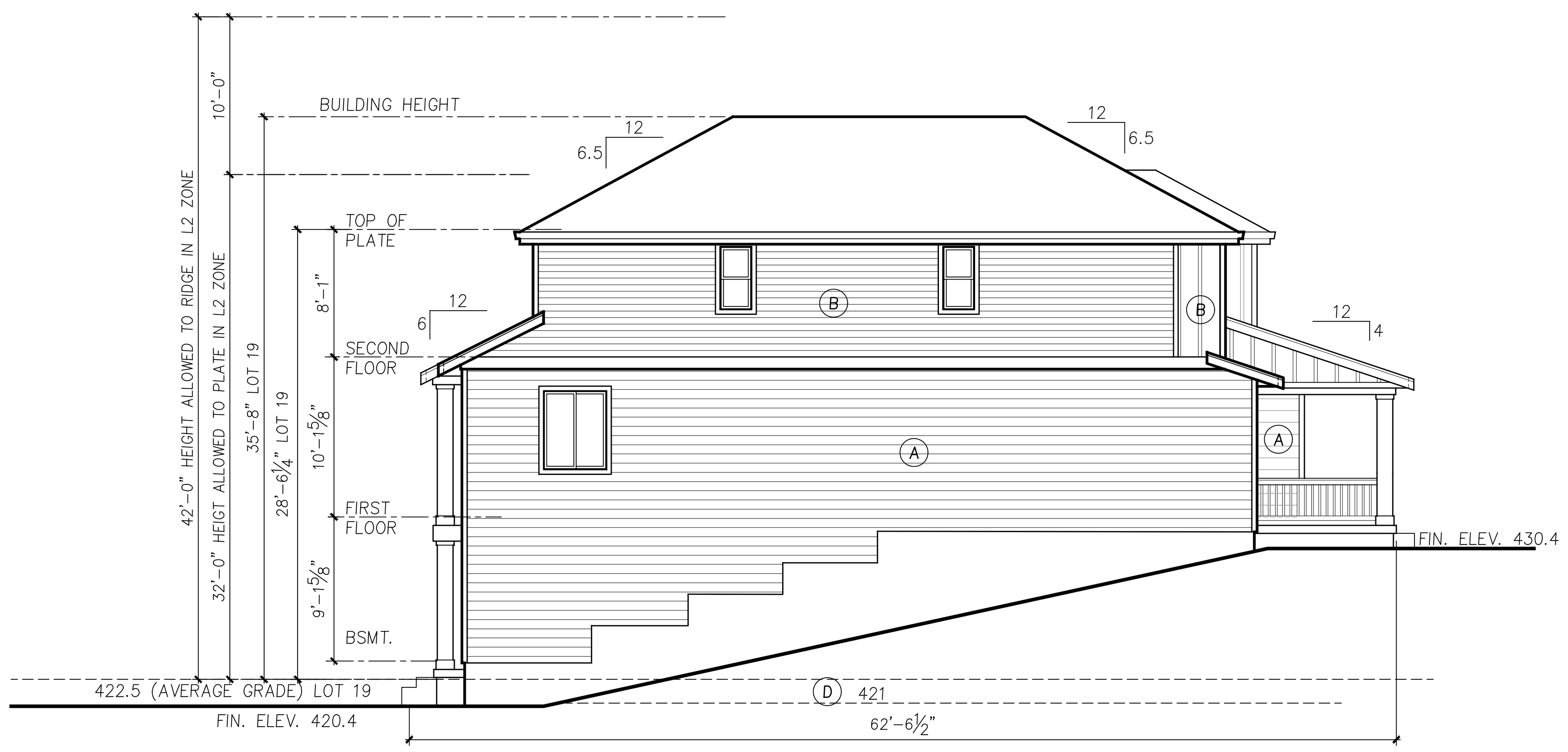
H:\1405 SINGLE FAMILY\2503\2503 B.DWG

Job No.: 14-05
Sheet No.: A25



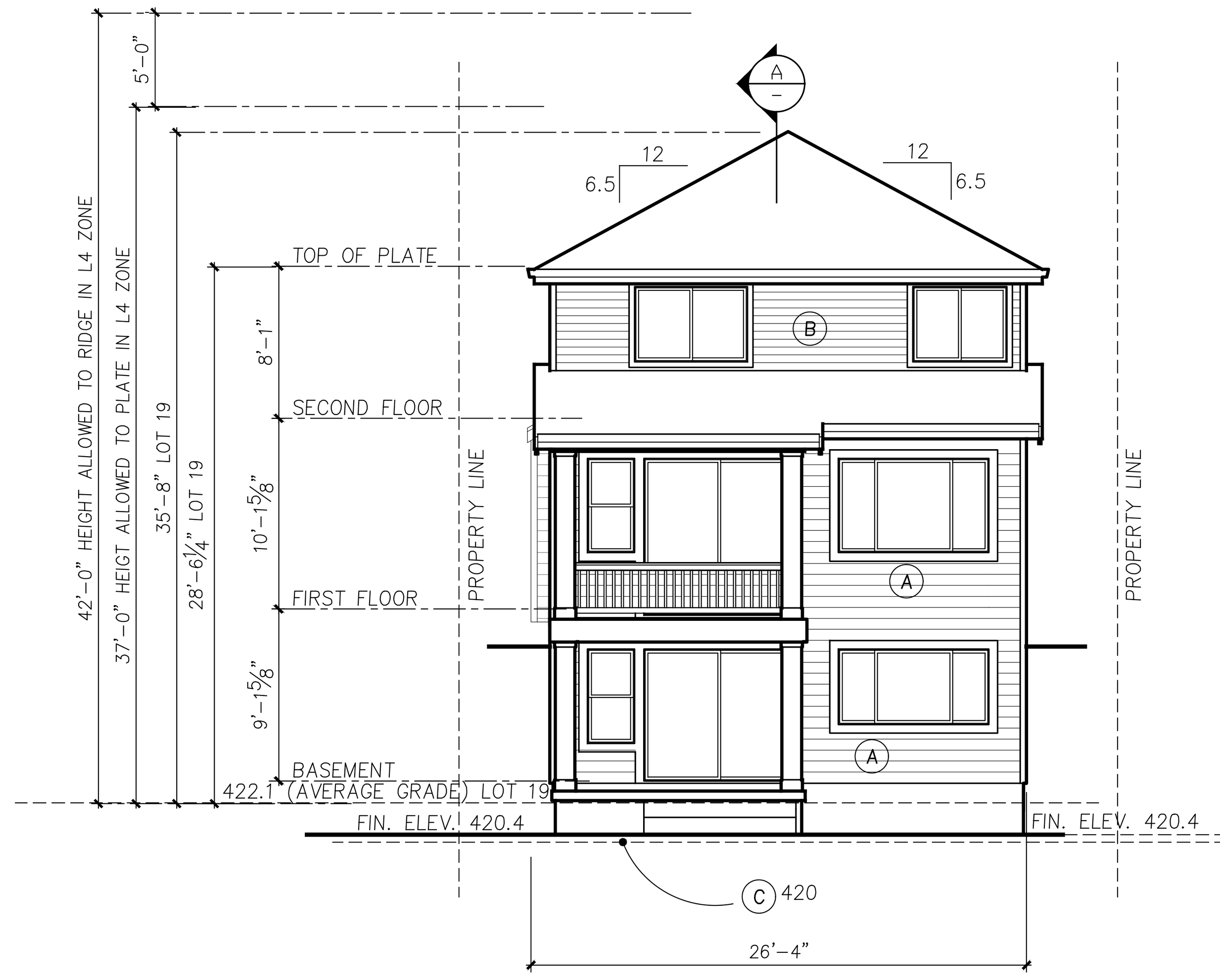
PLAN 2503-B ENTRY SECTION A

1/8" = 1'-0"



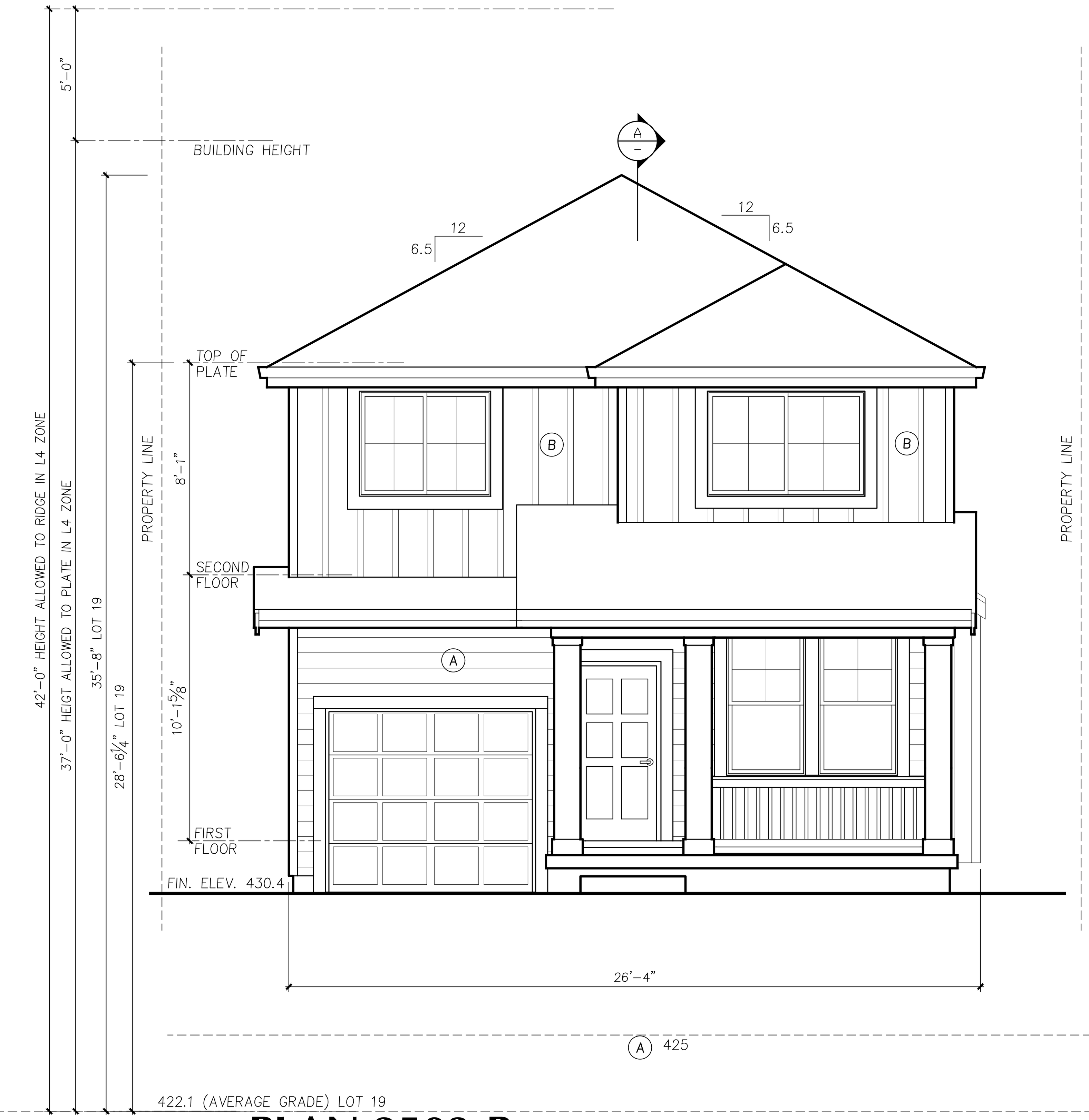
PLAN 2503-B GARAGE SIDE ELEVATION

1/8" = 1'-0"



PLAN 2503-B REAR ELEVATION

1/8" = 1'-0"



PLAN 2503-B FRONT ELEVATION

1/4"=1'-0"

Ⓐ MAIN BODY PAINT COLOR

Ⓑ ACCENT PAINT COLOR

BUILDING 19 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 19 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
425.0 * 26.0 +	423.0 * 62.5 +	420.0 * 26.0 +	421.0 * 62.5
26.0 +	62.5 +	26.0 +	62.5
11,050.0 +	26,437.5 +	10,920.0 +	26,312.5
177.0			
74,720.0 / 177.0	= 422.1		

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

Building Code: 2009 Seattle Municipal Code, Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**

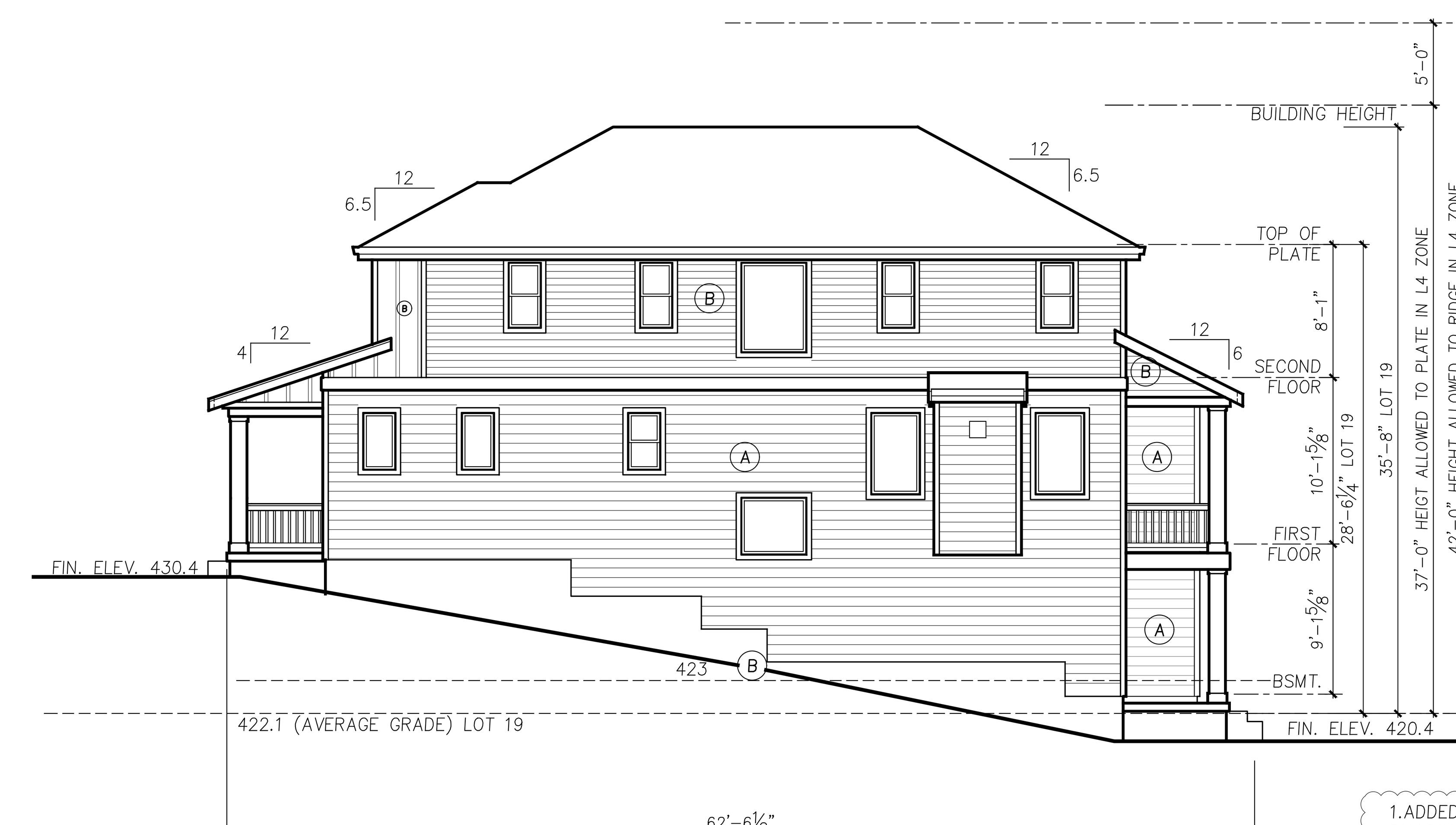
23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs: 1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle



PLAN 2503-B LIVING SIDE ELEVATION

1/8" = 1'-0"

2
1. ADDED AVERAGE GRADE TO ALL ELEVATIONS AND REVISED BUILDING HEIGHT DIMENSIONS.
2. EXHAUST VETS OUTLETS ADDED.

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

Milbrandt Architects
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Web: www.milbrandtarch.com

5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-8-2016	DPD Corrections
1	9-14-2015	DPD CORRECTION NOTICE 1

PLAN 2503-B Elevations

Scale:	Drawn By:	Date:	Date Plotted:
1/8"=1'-0"	DJV/GMG/DRB	3-13-15	3-14-16

High Point Phase III MUP Submittal Package

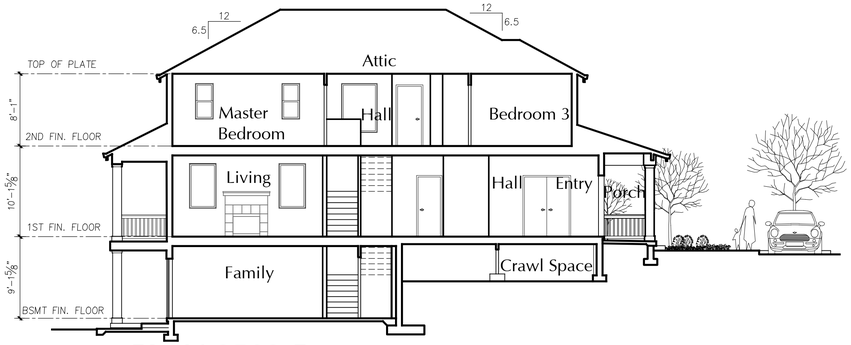
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

H:\1405 SINGLE FAMILY\2503\2503 B.DWG

Job No.: 14-05

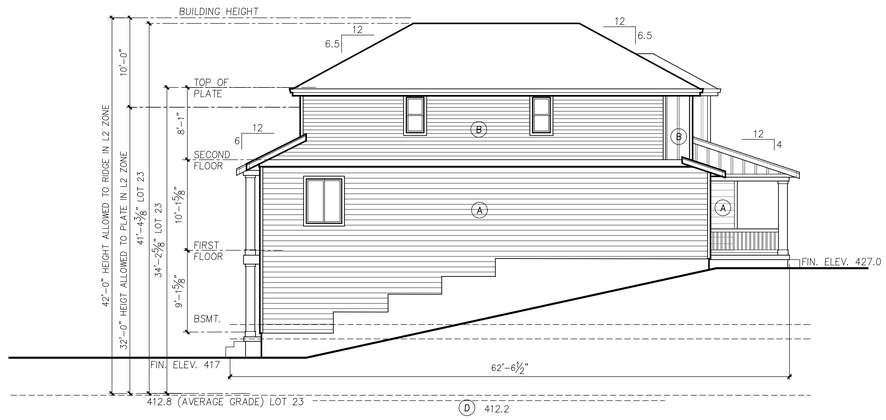
Sheet No.: **A26**



PLAN 2503-B

1/8" = 1'-0"

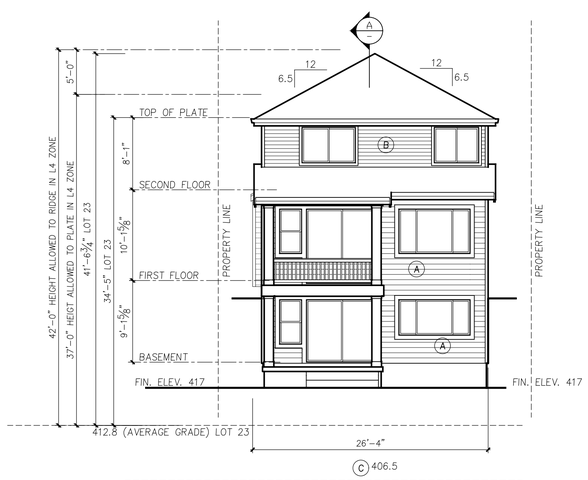
ENTRY SECTION A



PLAN 2503-B

1/8" = 1'-0"

GARAGE SIDE ELEVATION



PLAN 2503-B

1/8" = 1'-0"

REAR ELEVATION

PLAN 2503-B

1/4"=1'-0"

FRONT ELEVATION

A MAIN BODY PAINT COLOR

B ACCENT PAINT COLOR

BUILDING 23 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 23 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2

A		B		C		D
417.5 * 26.0	+	414.0 * 62.5	+	406.5 * 26.0	+	412.2 * 62.5
26.0	+	62.5	+	26.0	+	62.5
10,855.0	+	25,891.6	+	10,569.0	+	25,779.0
177.1						
73,094.5 / 177.1					=	412.8

Building Code: 2009 Seattle Municipal Code Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**

23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

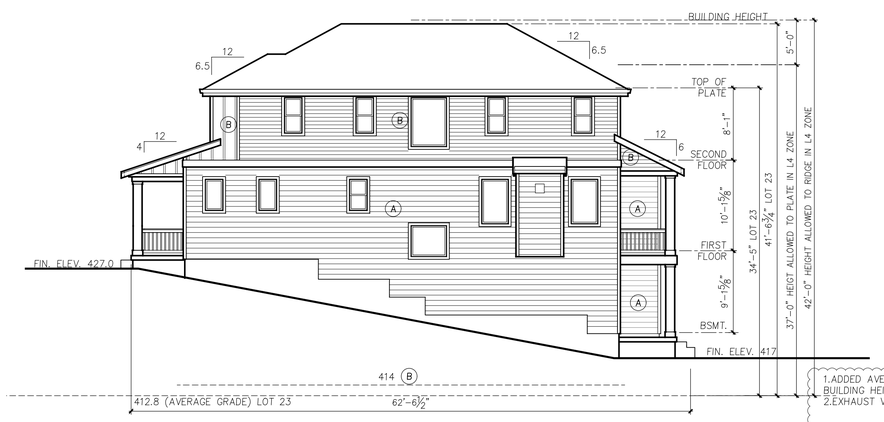
C. Pitched roofs:

1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing



PLAN 2503-B

1/8" = 1'-0"

LIVING SIDE ELEVATION

1. ADDED AVERAGE GRADE TO ALL ELEVATIONS AND REVISED BUILDING HEIGHT DIMENSIONS.
2. EXHAUST VETS OUTLETS ADDED.

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-8-2016	DPD Corrections
1	9-14-2015	DPD CORRECTION NOTICE 1

PLAN 2503-B Elevations

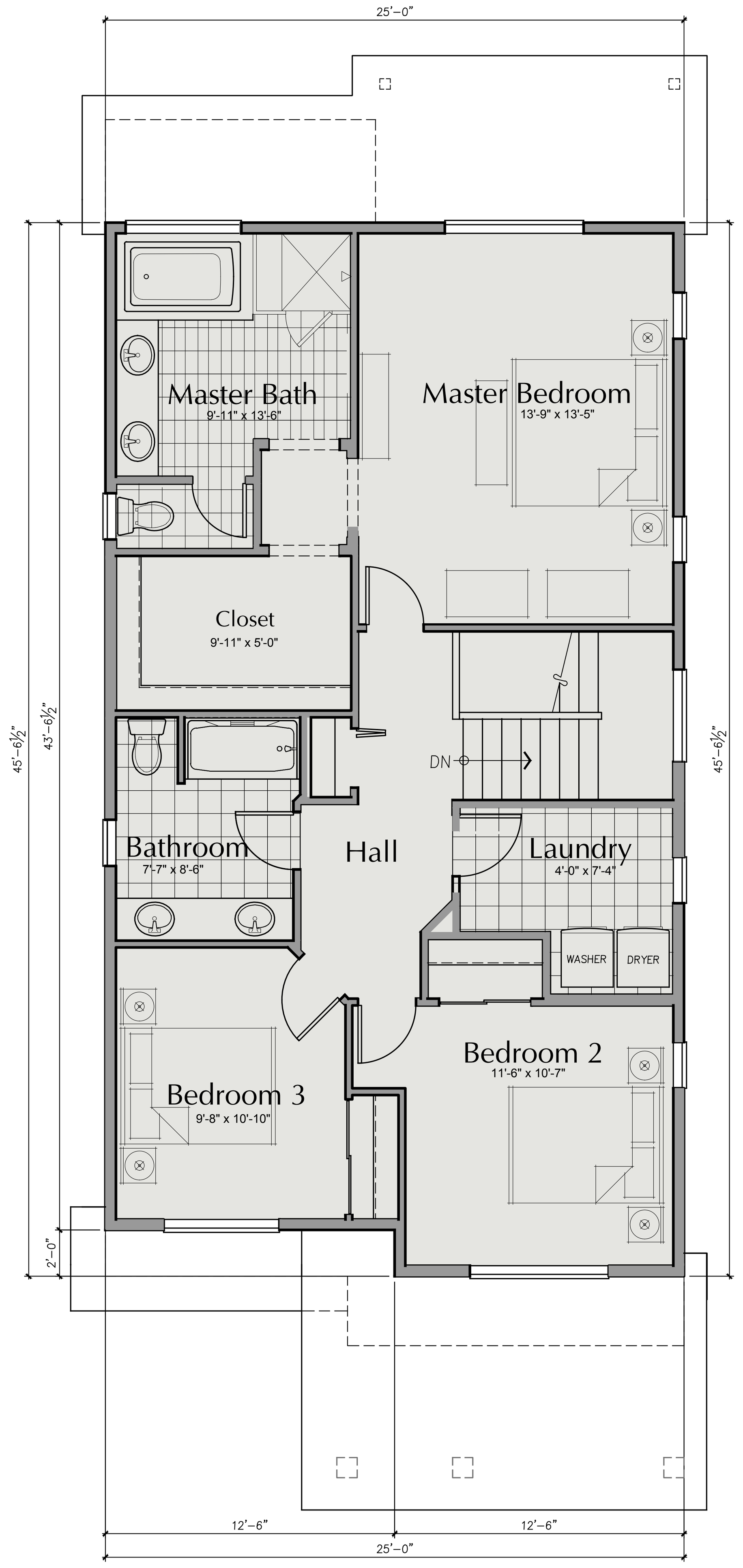
Scale: 1/8"=1'-0" | Drawn By: DJV/GMG/DRB | Date: 3-13-15 | Date Plotted: 3-14-16

High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington

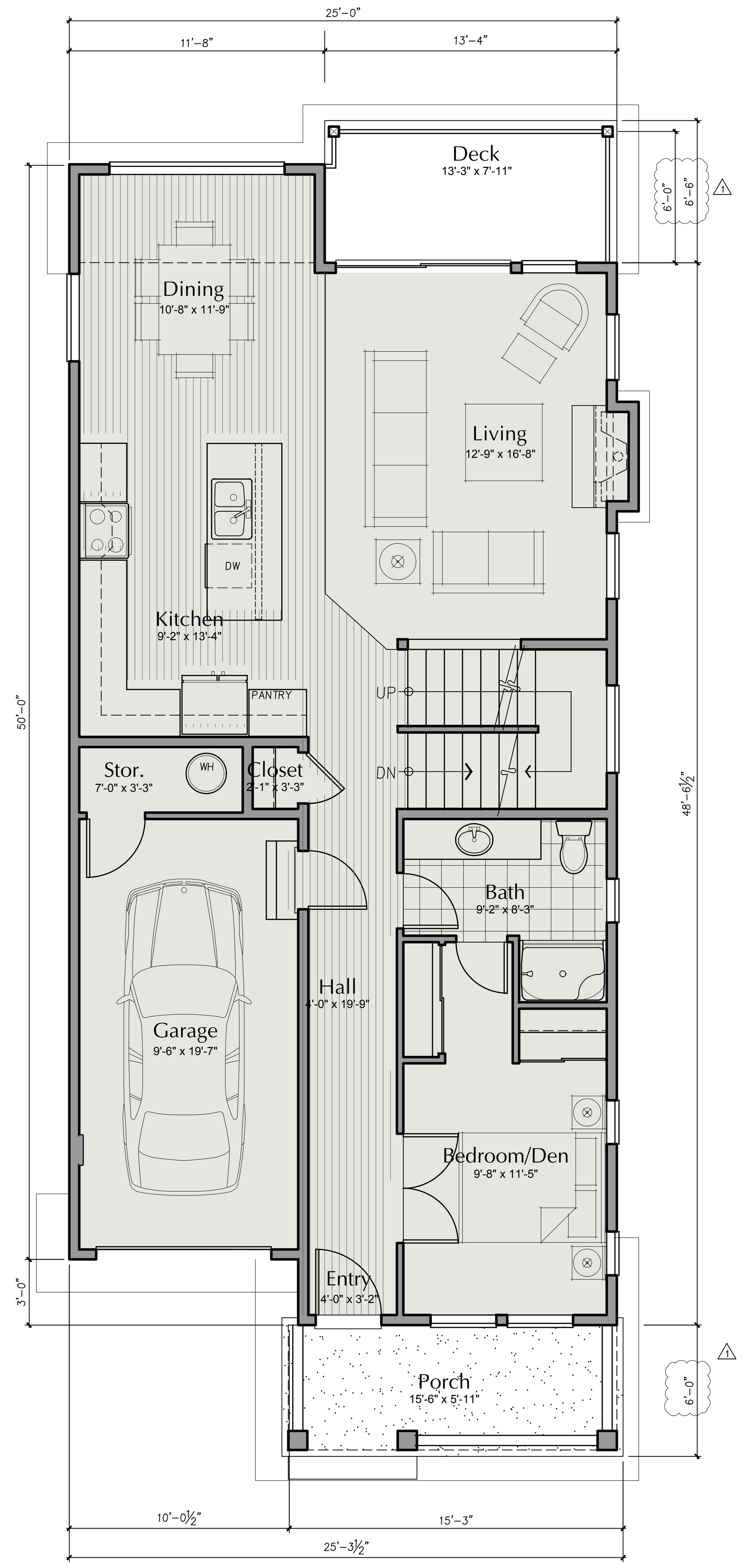
Polygon WLH, LLC

Job No.: 14-05

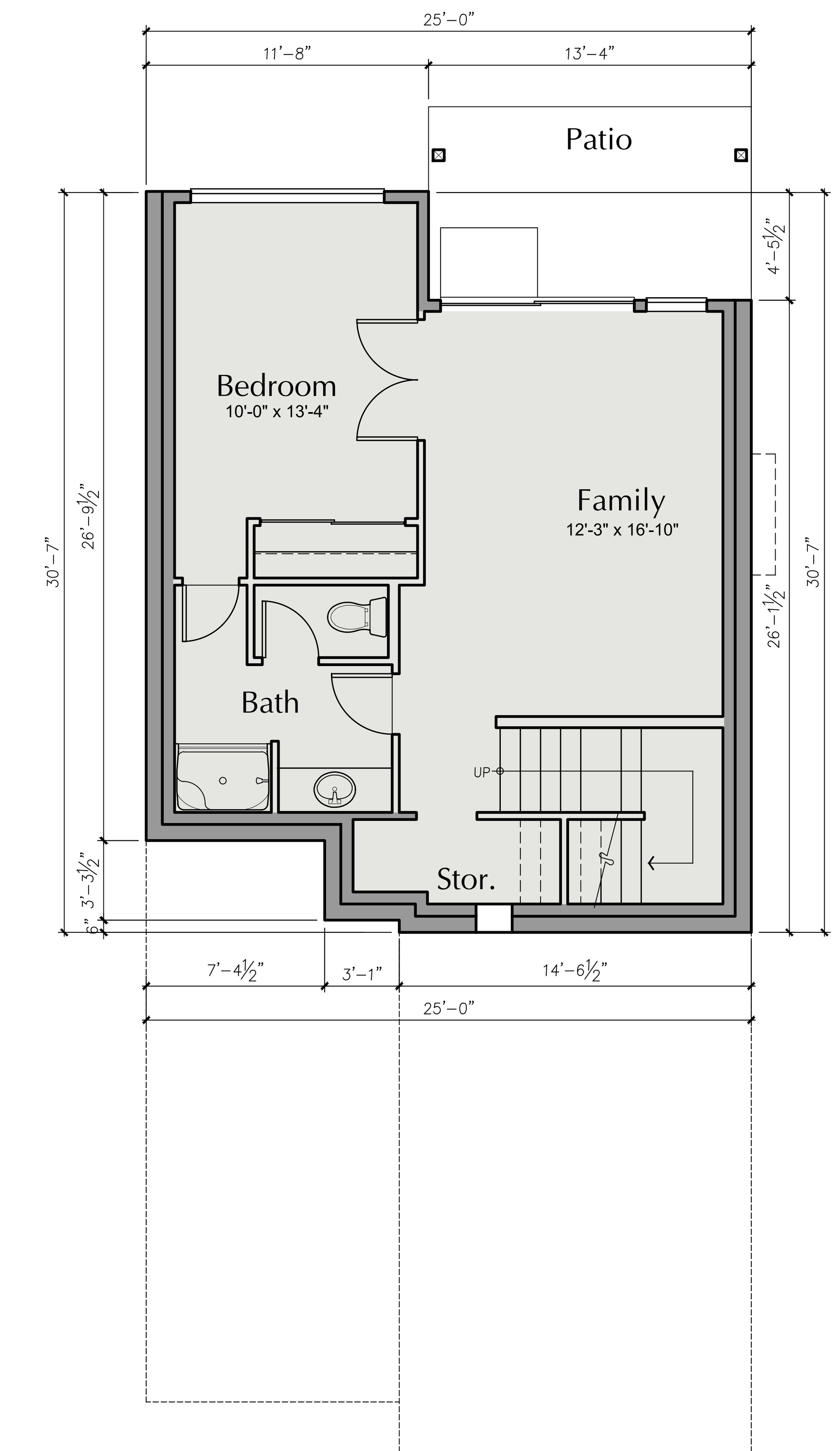
Sheet No.: **A27**



PLAN 2503-C UPPER FLOOR PLAN
3/16"=1'-0"



PLAN 2503-C MAIN FLOOR PLAN
3/16"=1'-0"



PLAN 2503-C LOWER FLOOR PLAN
3/16"=1'-0"

AREA SUMMARY		
	Heated	Unheated
	Net SF	Net SF
Basement	568	0
First Floor	932	237
Second Floor	1,017	0
Total SF	2,517	237

Sheet Order: A S D

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ROBERT E. WEIBLE
STATE OF WASHINGTON

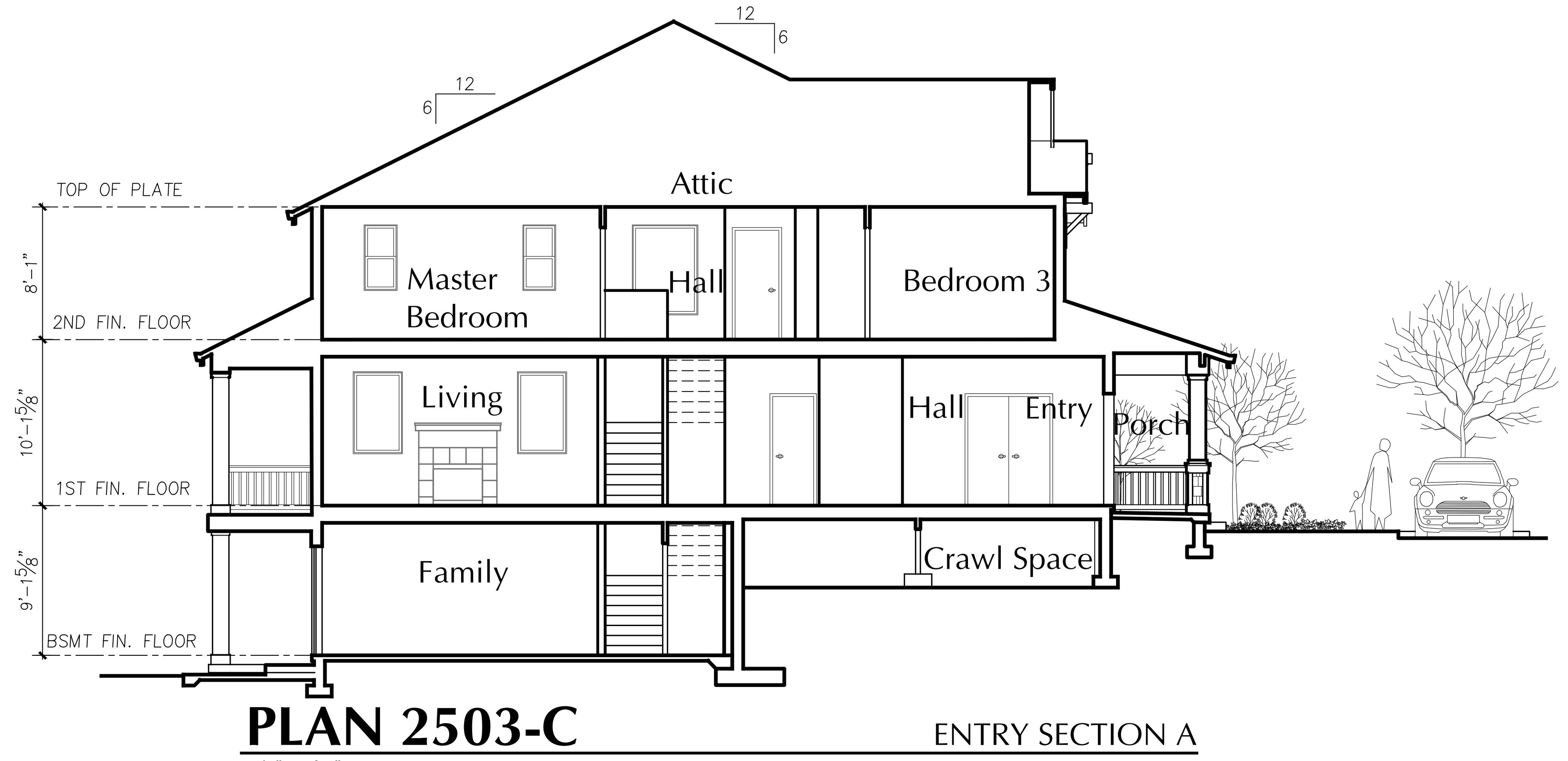
No.	Date	Revision
1	3-8-2016	DPD Corrections

PLAN 2503-C
Floor Plans

Scale: 3/16" = 1'-0"
Drawn By: DJV/GG
Date: 10-02-15
Date Plotted: 3-8-16

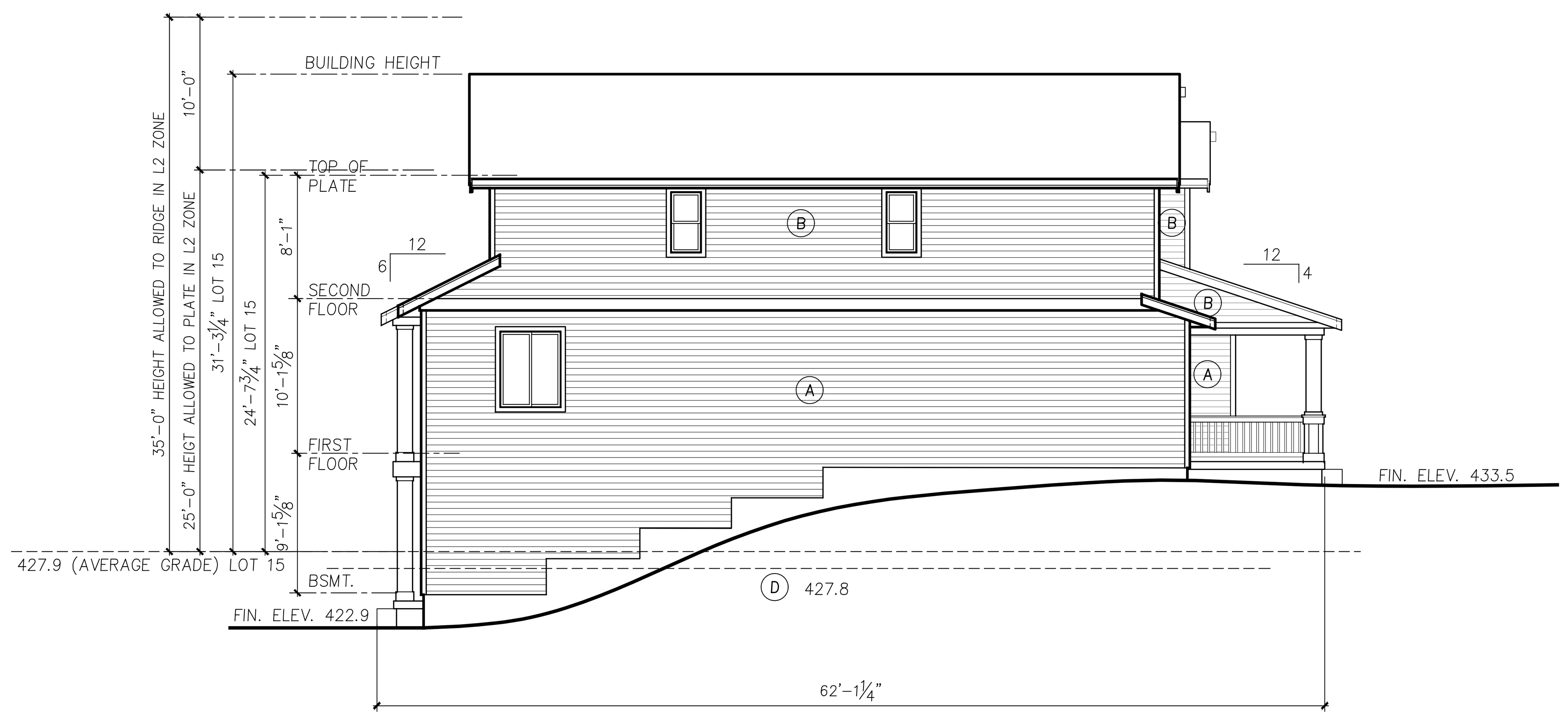
Plan 2503-C
High Point Phase III Block 34
Seattle Washington
Polygon WLH, LLC

Job No.: 14-05
Sheet No.: **A28**



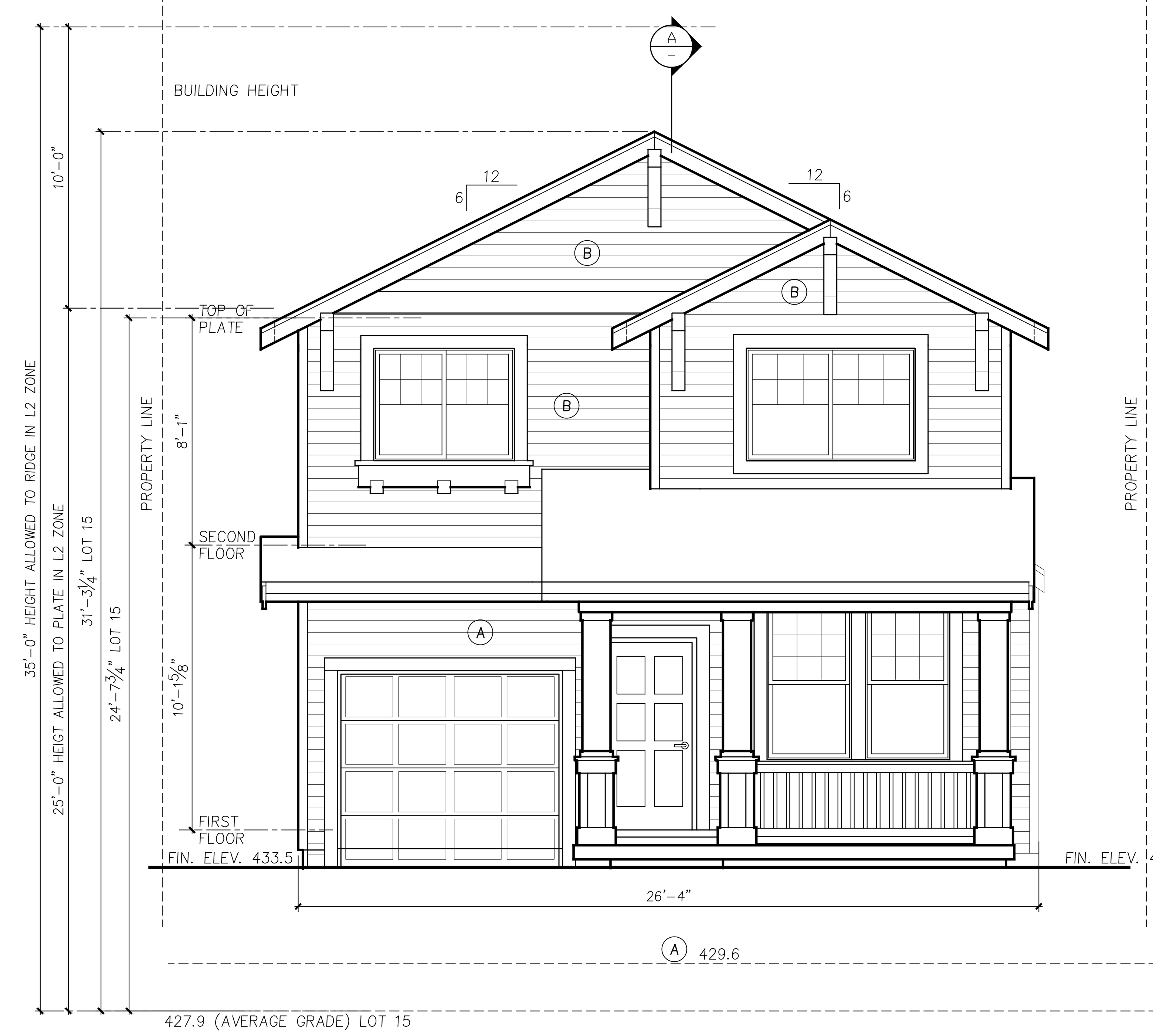
PLAN 2503-C ENTRY SECTION A

1/8" = 1'-0"



PLAN 2503-C GARAGE SIDE ELEVATION

1/8" = 1'-0"



PLAN 2503-C FRONT ELEVATION

1/4"=1'-0"

(A) MAIN BODY PAINT COLOR

(B) ACCENT PAINT COLOR

BUILDING 15 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 15 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
429.6 * 26.0 +	428.2 * 62.5 +	425.5 * 26.0 +	427.8 * 62.5
26.0 +	62.5 +	26.0 +	62.5
11,169.6 +	26,779.6 +	11,063.0 +	26,754.6
177.1			
75,766.8 / 177.1		=	427.9

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**

23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

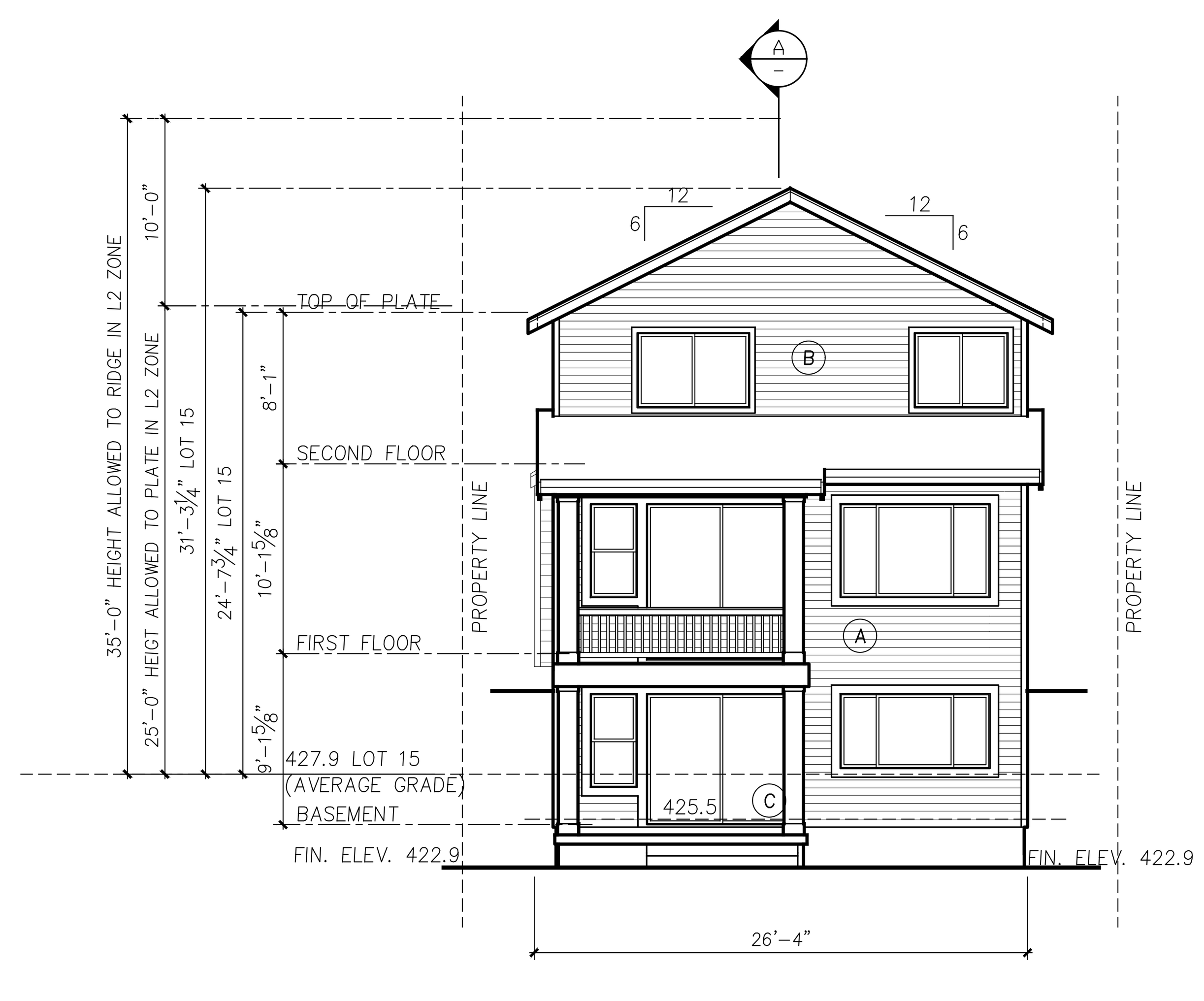
C. Pitched roofs:

1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

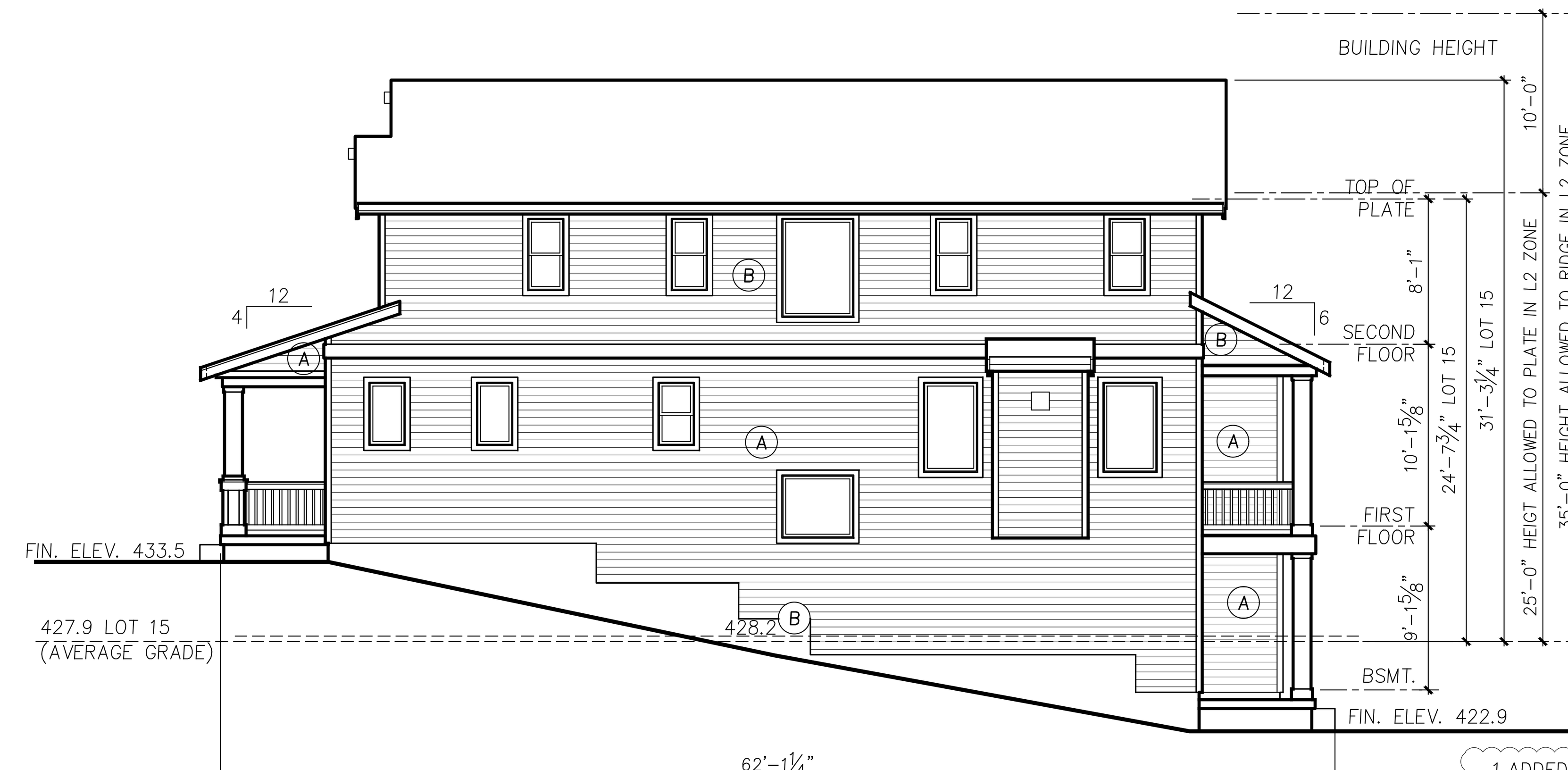
3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.



PLAN 2503-C REAR ELEVATION



PLAN 2503-C LIVING SIDE ELEVATION

1/8" = 1'-0"

1.ADDED AVERAGE GRADE TO ALL ELEVATIONS AND REVISED BUILDING HEIGHT DIMENSIONS.
2.EXHAUST VETS OUTLETS ADDED.

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

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5052 REGISTERED ARCHITECT
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No.	Date	Revision
2	3-8-2016	DPD Corrections
1	9-14-2015	DPD CORRECTION NOTICE 1

PLAN PLAN 2503-C Elevations

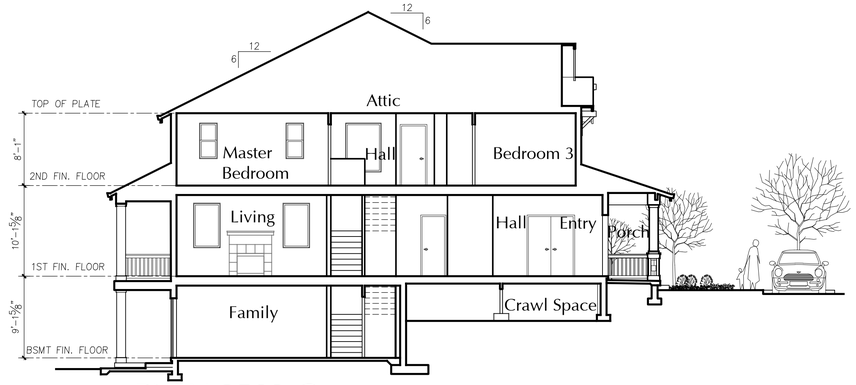
Scale: 1/8"=1'-0" | Drawn By: DJV/GMG/DRB | Date: 3-13-15 | Date Plotted: 3-14-16

High Point Phase III MUP Submittal Package
At High Point BLock 34
Seattle Washington

Polygon WLH, LLC

Job No.: 14-05

Sheet No.: **A29**



PLAN 2503-C ENTRY SECTION A

1/8" = 1'-0"

PLAN 2503-C FRONT ELEVATION

1/4"=1'-0"

BUILDING 25 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

Ⓐ MAIN BODY PAINT COLOR
Ⓑ ACCENT PAINT COLOR

BUILDING 25 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2

A		B		C		D	
412.1	* 27.0	+ 410.1	* 63.0	+ 406.5	* 27.0	+ 407.9	* 63.0
	27.0	+	63.0	+	27.0	+	63.0
11,126.7	+	25,836.3	+	10,975.5	+	25,694.6	
		180.0					
73,633.1						=	409.1
180.0							

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade.
(All existing grades are lower than finished grades).

23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

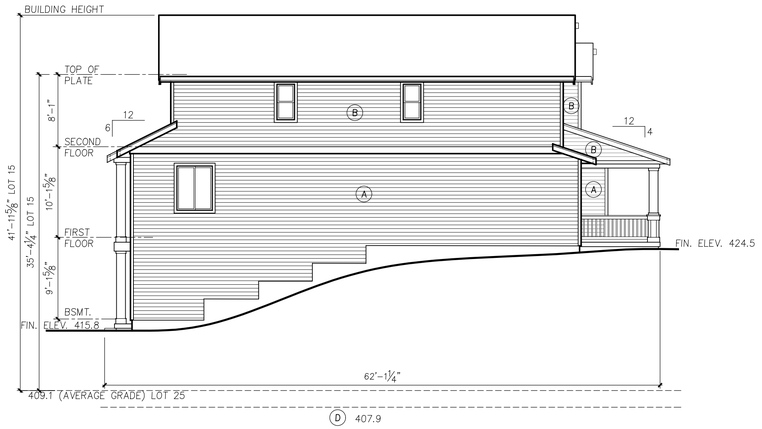
C. Pitched roofs:

1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

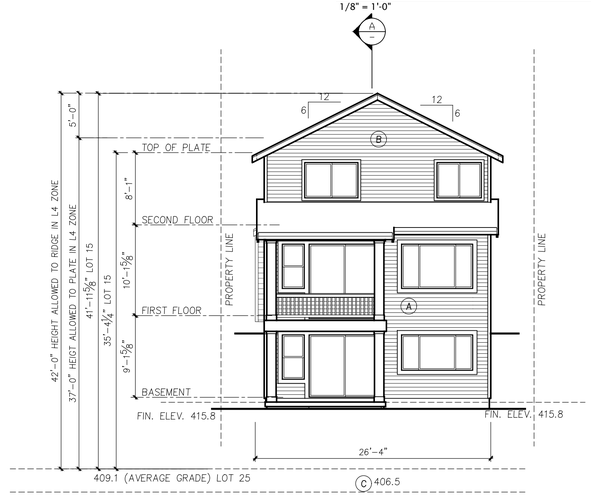
Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this



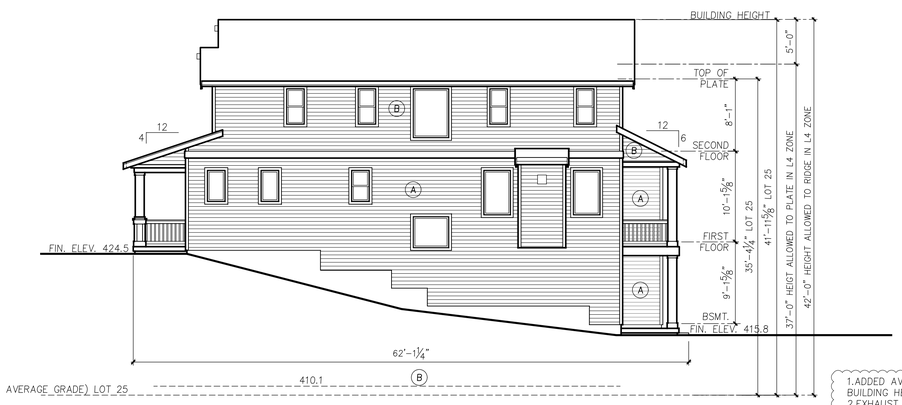
PLAN 2503-C GARAGE SIDE ELEVATION

1/8" = 1'-0"



PLAN 2503-C REAR ELEVATION

1/8" = 1'-0"



PLAN 2503-C LIVING SIDE ELEVATION

1/8" = 1'-0"

1. ADDED AVERAGE GRADE TO ALL ELEVATIONS AND REVISED BUILDING HEIGHT DIMENSIONS.
2. EXHAUST VETS OUTLETS ADDED.

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

Milbrandt Architects
25 Central Way, Ste 210
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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

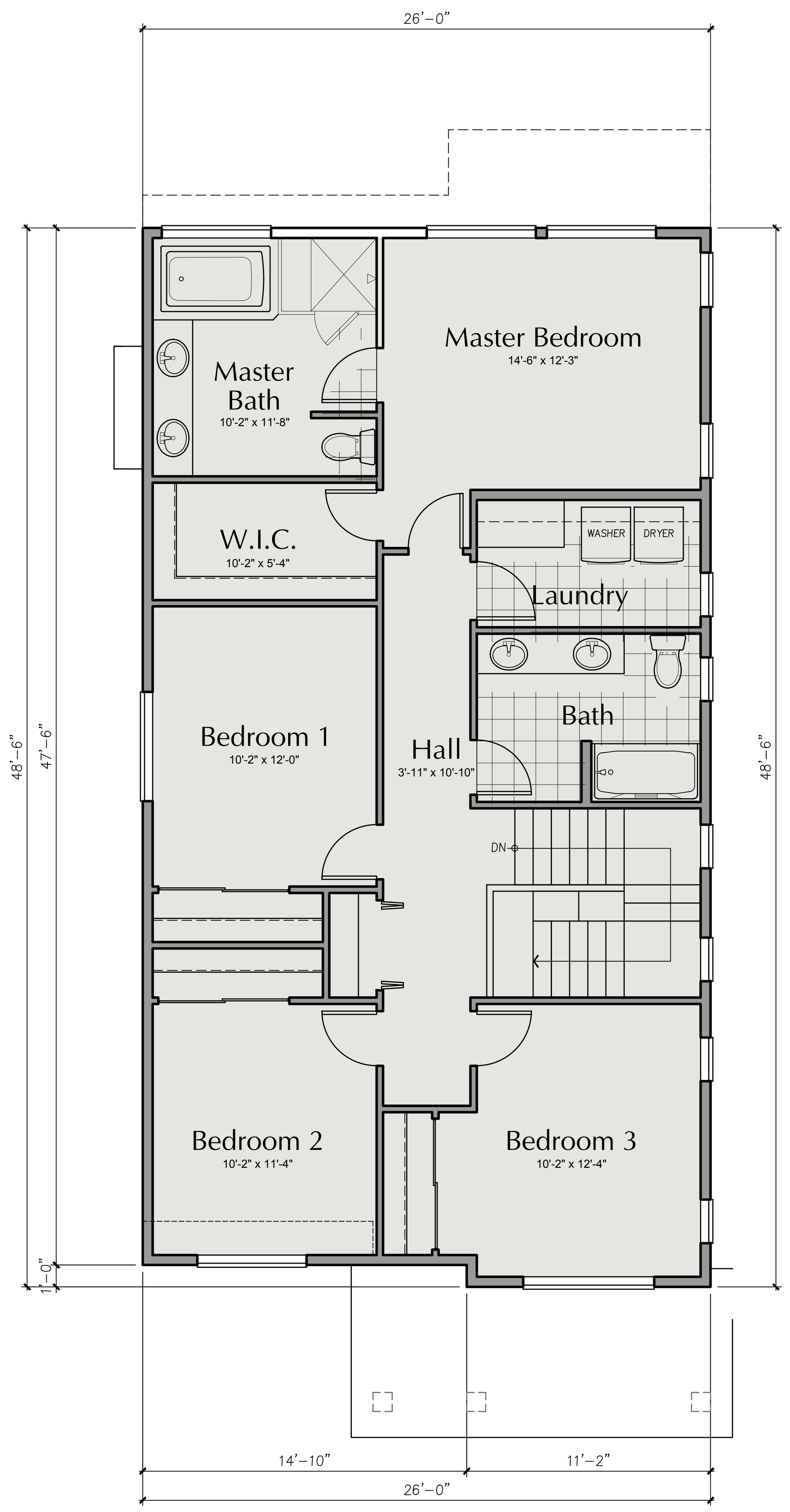
No.	Date	Revision
1	9-14-2015	DPD CORRECTION NOTICE 1
2	3-8-2016	DPD Corrections

PLAN PLAN 2503-C Elevations

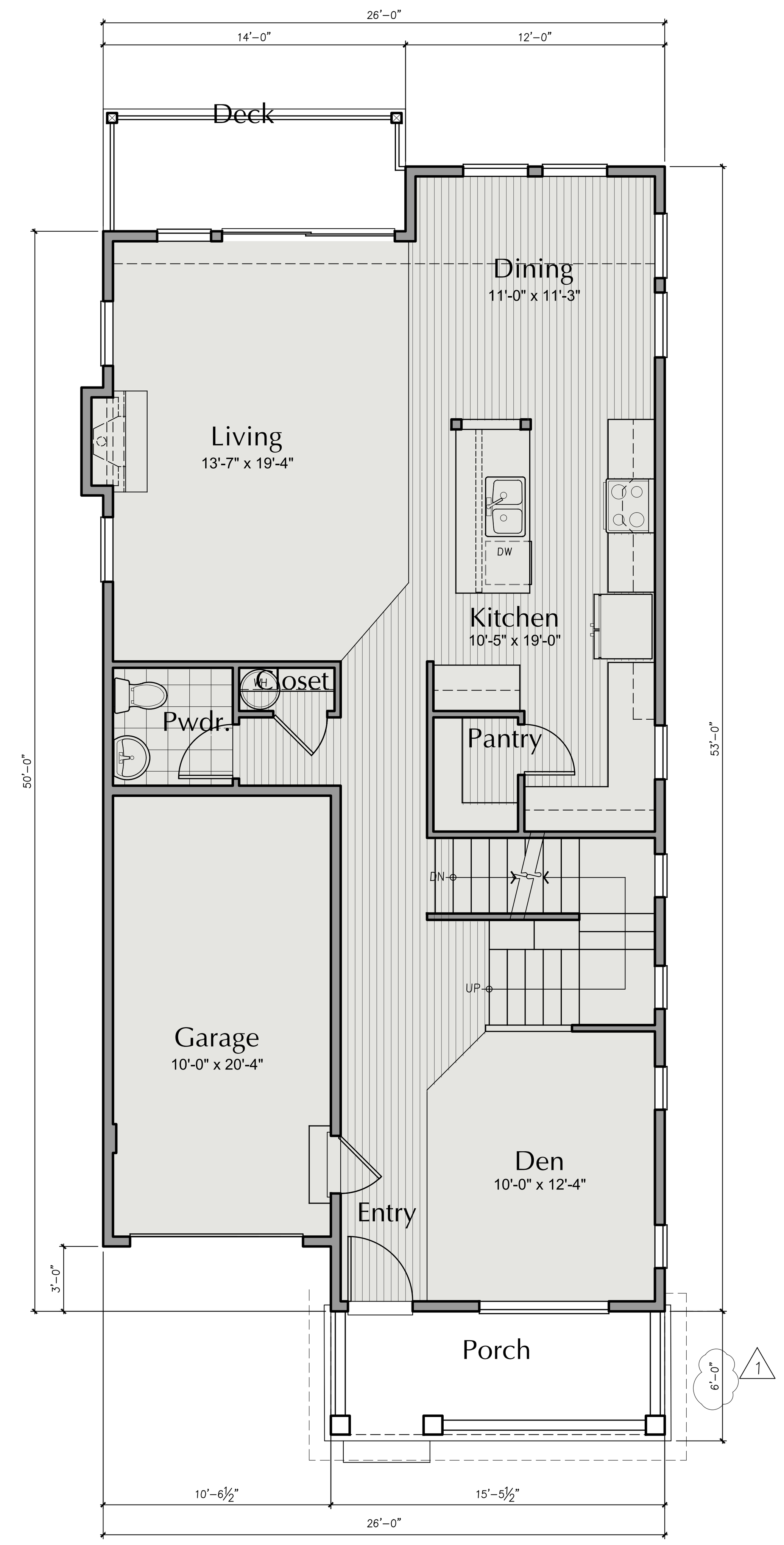
Date: 3-13-15
Drawn By: DJV/GMG/DRB
Scale: 1/8"=1'-0"
Date Plotted: 3-14-16

High Point Phase III
MUP Submittal Package
At High Point BLock 34
Seattle Washington
Polygon WLH, LLC

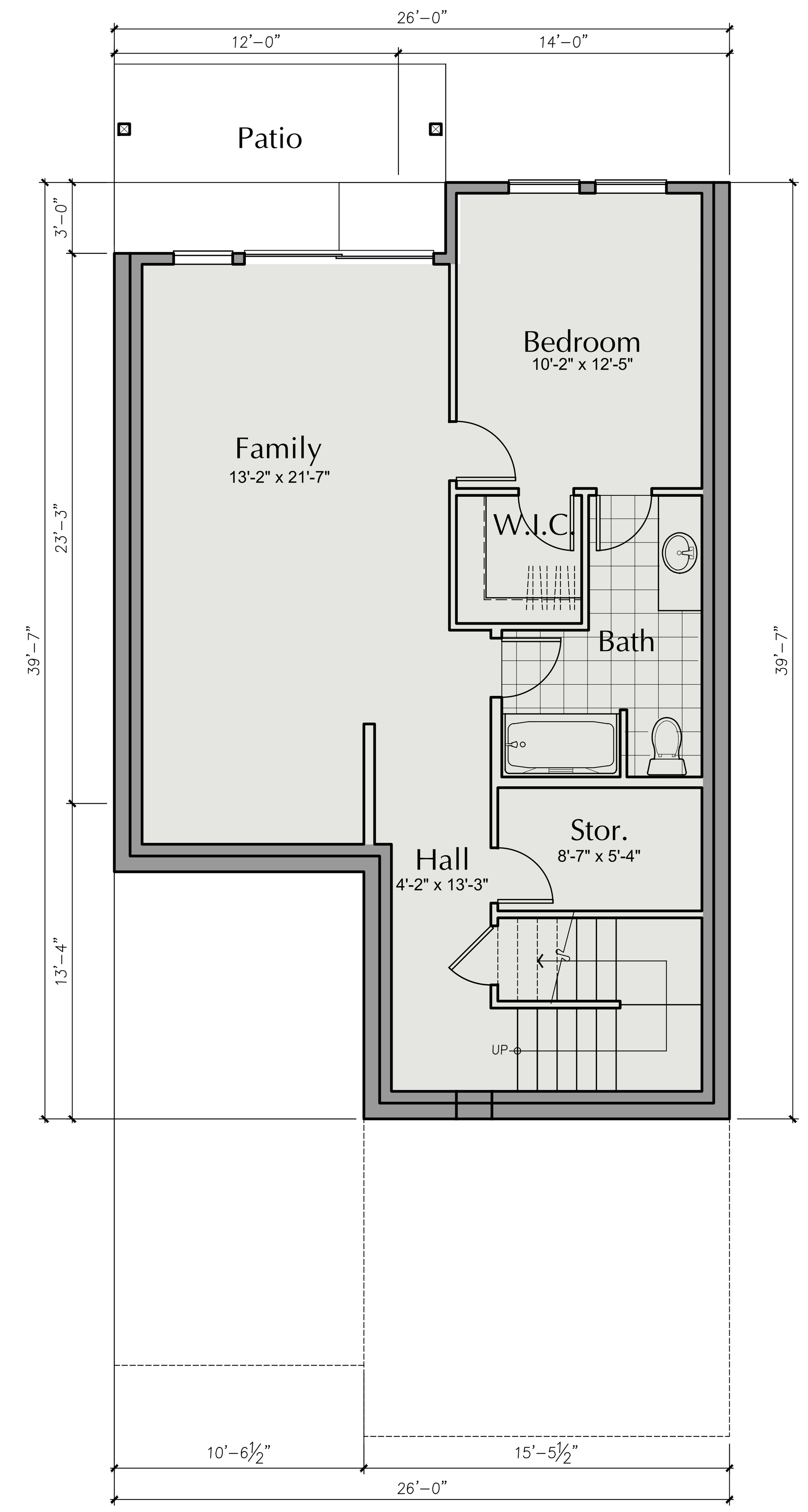
Job No.: 14-05
Sheet No.: **A30**



PLAN 2604-A UPPER FLOOR PLAN
3/16"=1'-0"



PLAN 2604-A MAIN FLOOR PLAN
3/16"=1'-0"



PLAN 2604-A LOWER FLOOR PLAN
3/16"=1'-0"

AREA SUMMARY		
	Heated	Unheated
	Net SF	Net SF
Basement	751	0
First Floor	1,013	220
Second Floor	1,132	0
Total SF	2,896	220

Sheet Order: A S D

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

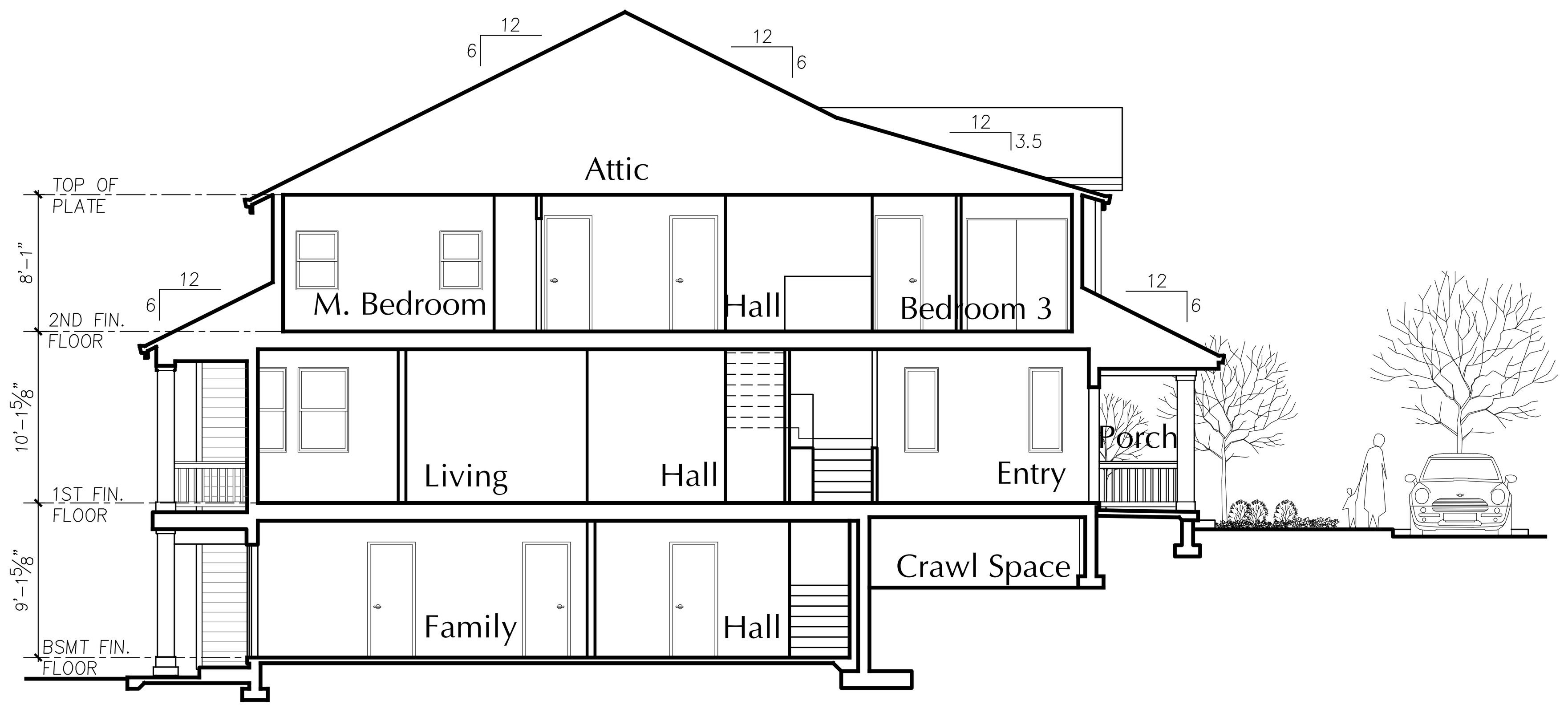
No.	Date	Revision
1	3-8-2016	DPD Corrections

PLAN 2604-A
Floor Plans

Scale: 3/16" = 1'-0"
Drawn By: DJV/GG
Date: 10-02-15
Date Plotted: 3-8-16

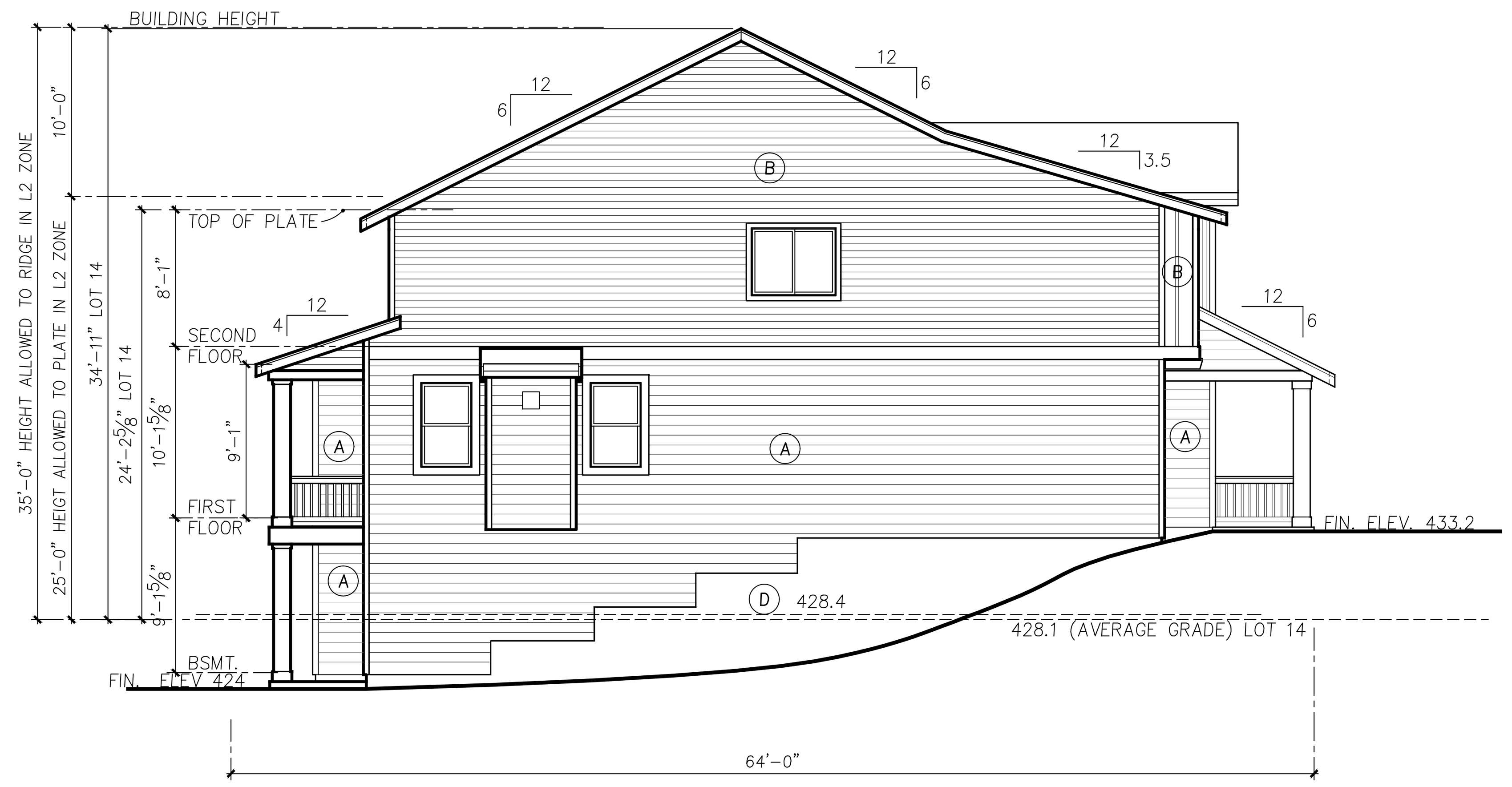
Plan 2604-A
High Point Phase III Block 34
Seattle Washington
Polygon WLH, LLC

Job No.: 14-05
Sheet No.: **A31**



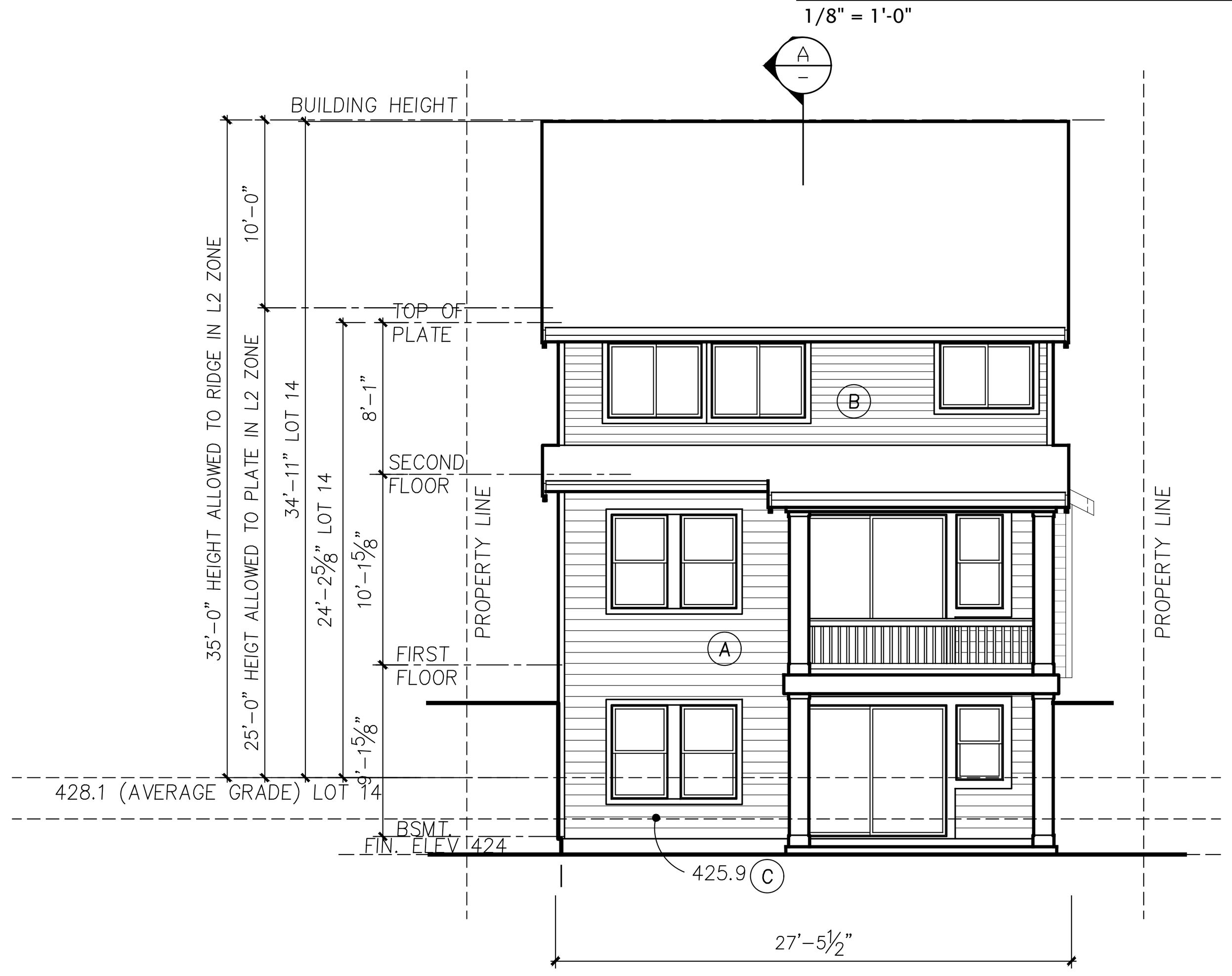
PLAN 2604-A ENTRY SECTION A

1/8" = 1'-0"



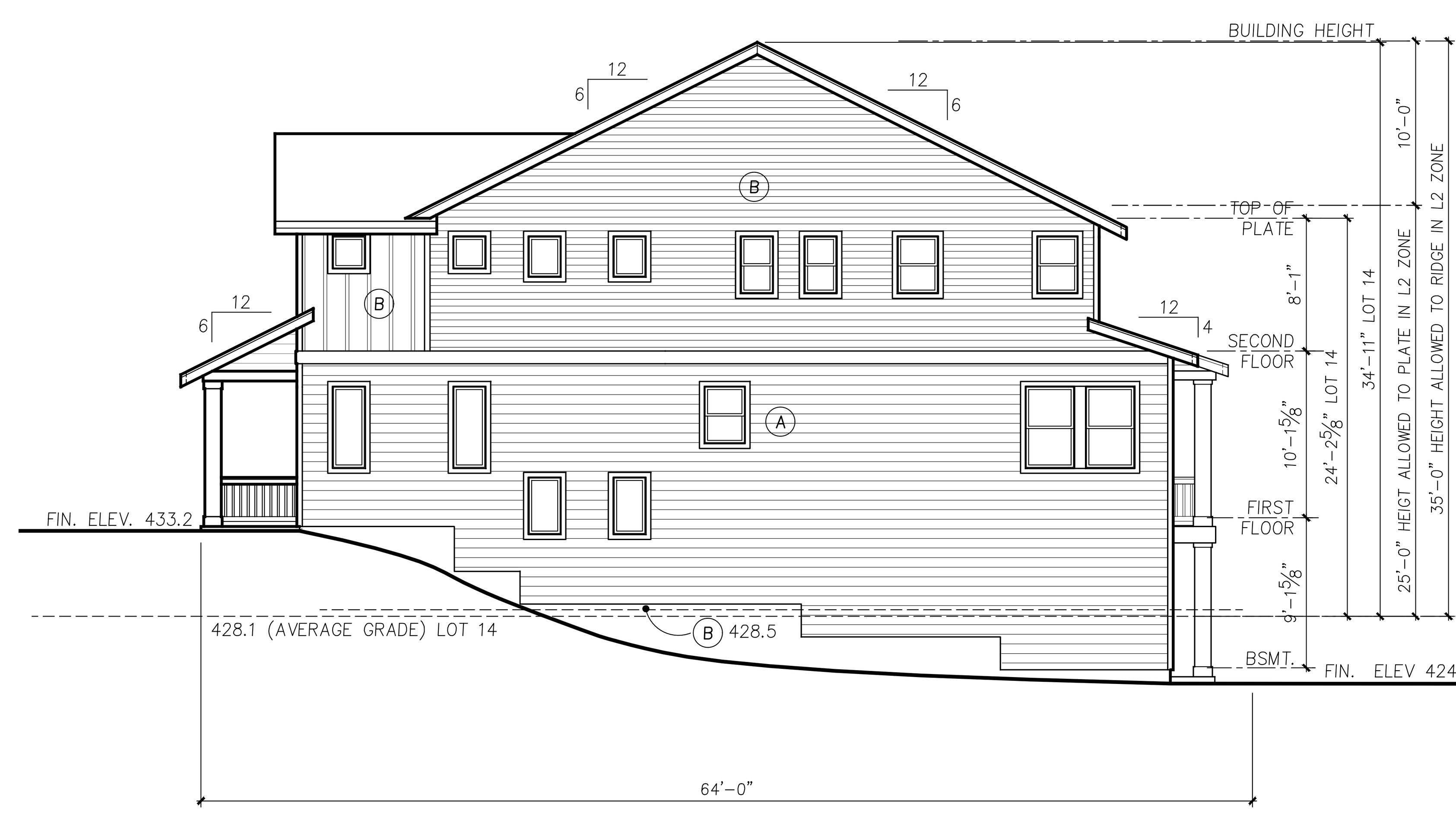
PLAN 2604-A GARAGE SIDE ELEVATION

1/8" = 1'-0"



PLAN 2604-A REAR ELEVATION

1/8" = 1'-0"



PLAN 2604-A LIVING SIDE ELEVATION

1/8" = 1'-0"

PLAN 2604-A FRONT ELEVATION

1/4"=1'-0"

(A) MAIN BODY PAINT COLOR

(B) ACCENT PAINT COLOR

BUILDING 14 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 14 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
429.9 * 64.0 +	428.5 * 27.3 +	425.9 * 64.0 +	428.4 * 27.3
64.0 +	27.3 +	64.0 +	27.3
27,500.8 +	11,685.6 +	27,251.2 +	11,680.1
182.6			
78,117.7 / 182.6		=	428.0

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

Building Code: 2009 Seattle Municipal Code; Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**

23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs: 1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

Director's Rule 4-2012 General rule: Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.

1.ADDED AVERAGE GRADE TO ALL ELEVATIONS AND REVISED BUILDING HEIGHT DIMENSIONS.
2.EXHAUST VETS OUTLETS ADDED.

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

(2)

Sheet Order: A S D

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-8-2016	DPD Corrections
1	9-14-2015	DPD CORRECTION NOTICE 1

PLAN 2604-A Elevations

Scale: 1/8"=1'-0" | Drawn By: DJV/GG | Date: 10-02-15 | Date Plotted: 3-14-16

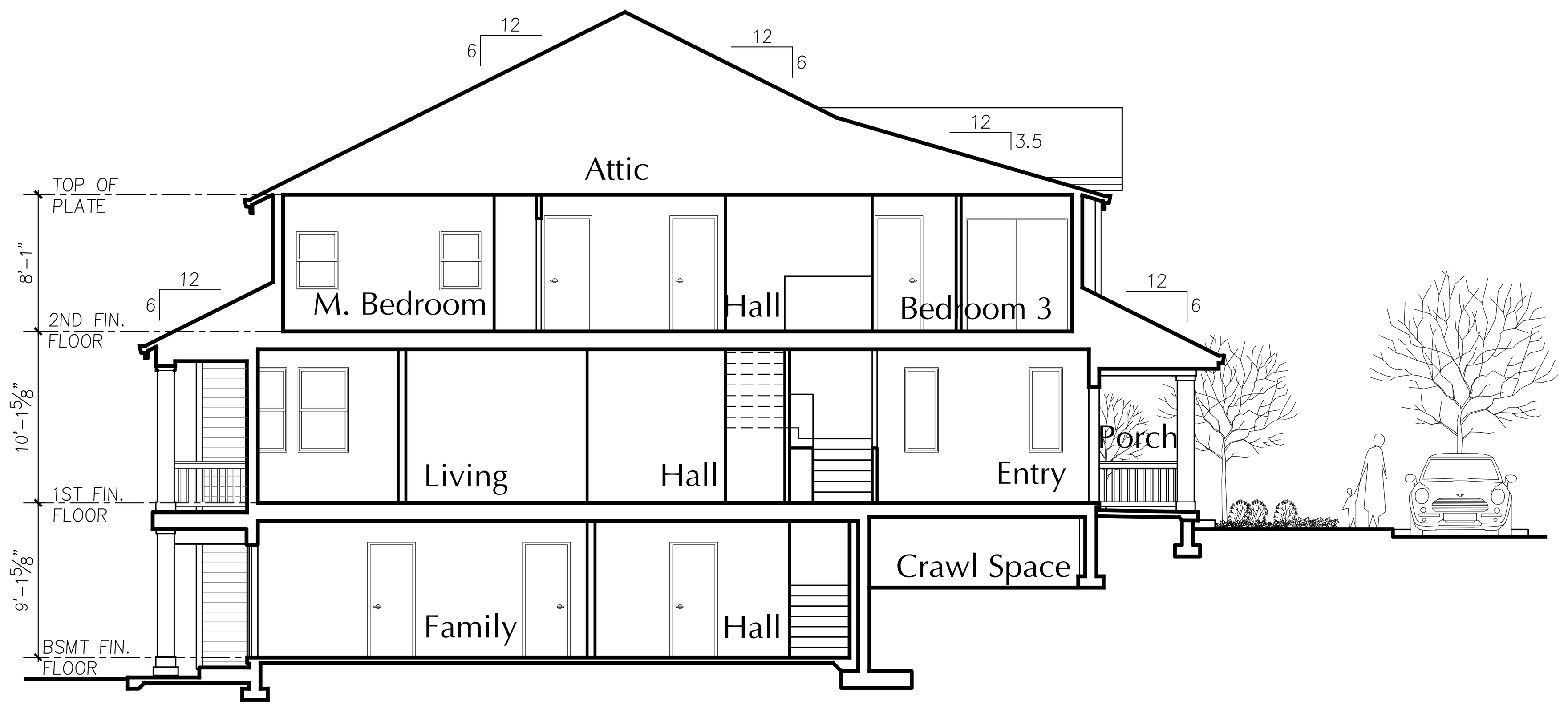
Plan 2604-A High Point Phase III Block 34

Seattle Washington

Polygon WLH, LLC

Job No.: 14-05

Sheet No.: A32



PLAN 2604-A ENTRY SECTION A

1/8" = 1'-0"

PLAN 2604-A FRONT ELEVATION

1/4"=1'-0"

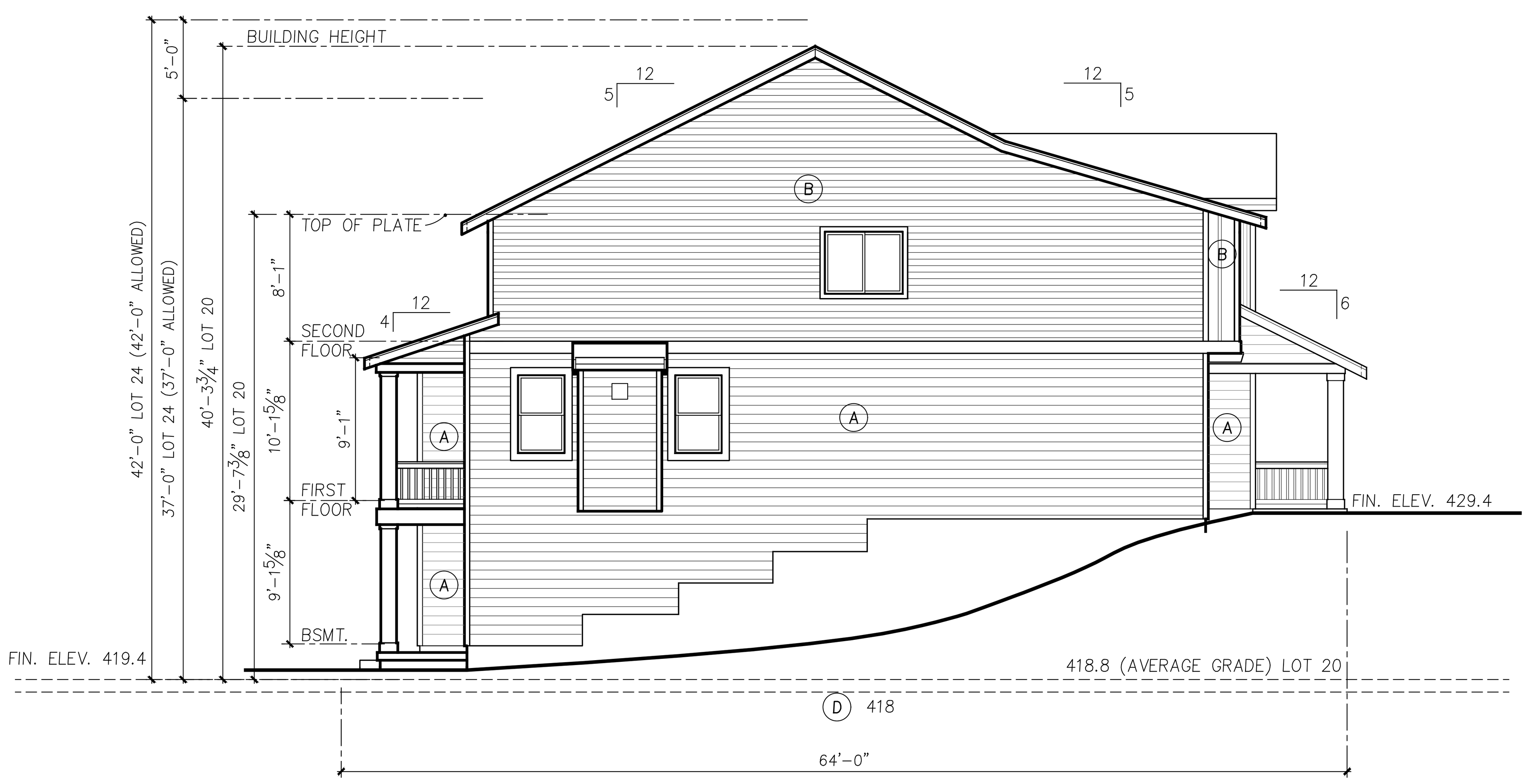
BUILDING 20 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

(A) MAIN BODY PAINT COLOR

(B) ACCENT PAINT COLOR

BUILDING 20 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2				
A	B	C	D	
423.0 * 27.3	+ 420.0 * 64.0	+ 413.8 * 27.3	+ 418.0 * 64.0	
27.3 +	64.0	+ 27.3	+ 64.0	
11,543.7	+ 26,880.0	+ 11,292.6	+ 26,752.0	
182.6				
76,468.3 / 182.6			=	418.8

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN



PLAN 2604-A GARAGE SIDE ELEVATION

1/8" = 1'-0"

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**

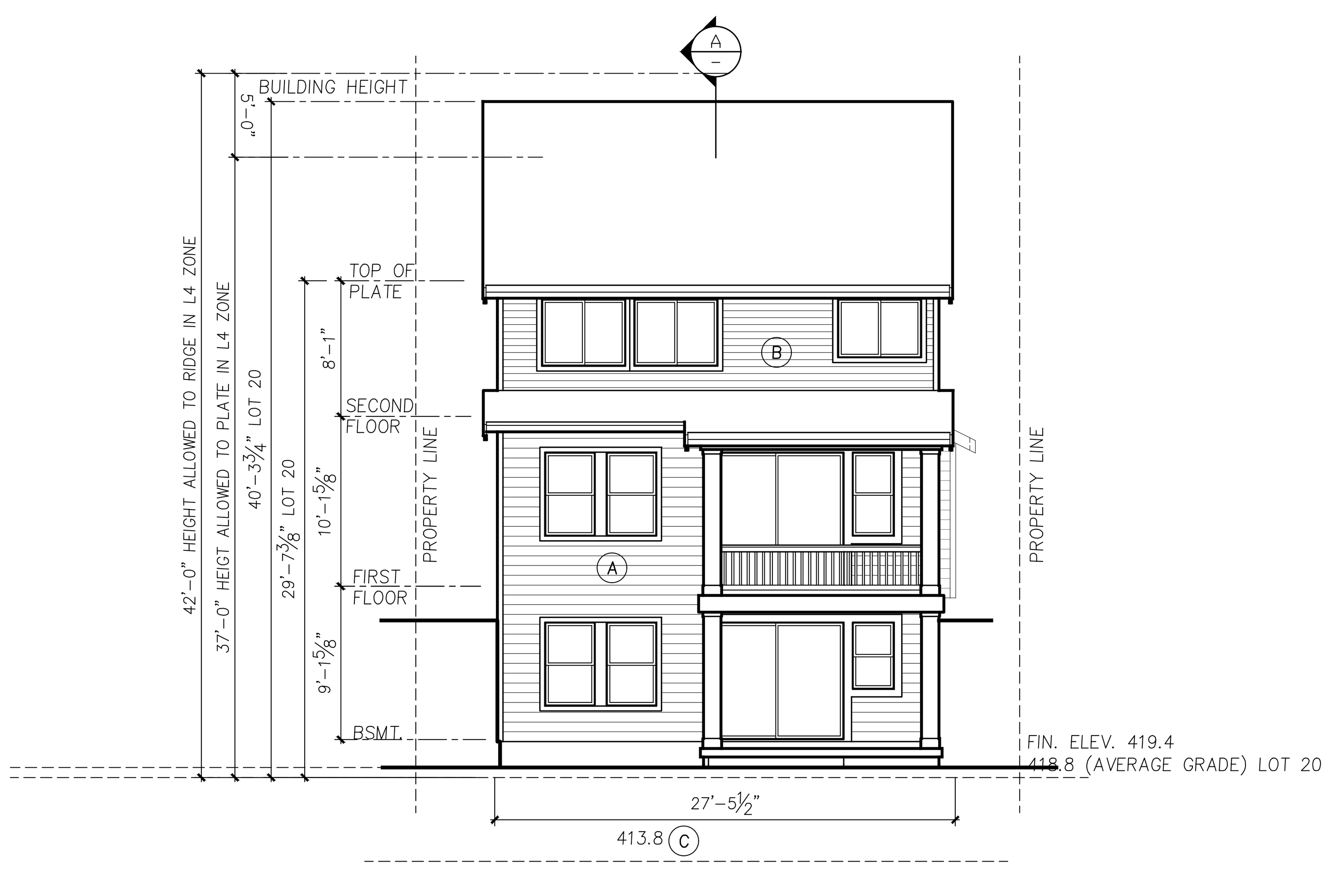
23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs: 1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

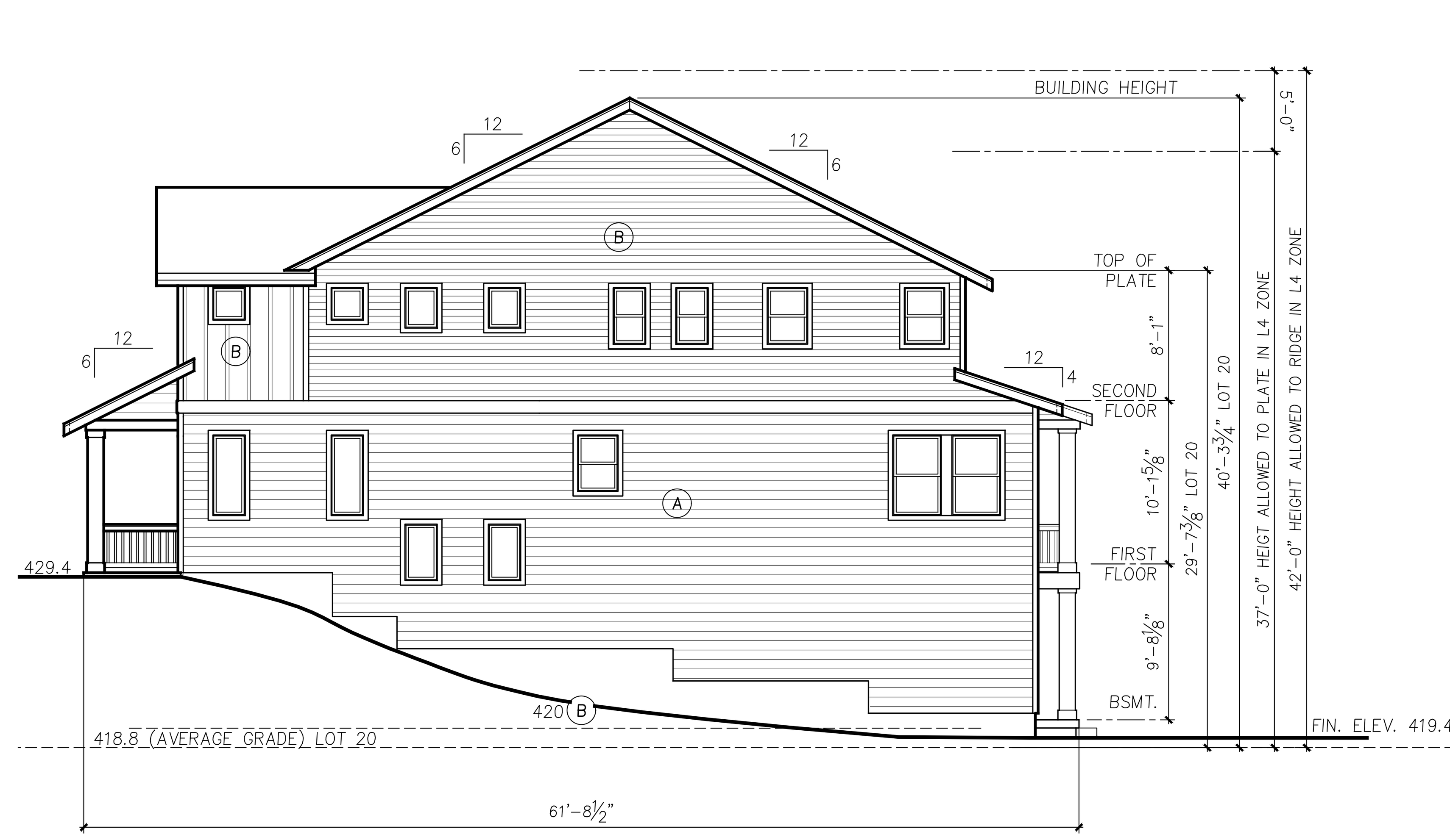
Director's Rule 4-2012
General rule: Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.



PLAN 2604-A REAR ELEVATION

1/8" = 1'-0"



PLAN 2604-A LIVING SIDE ELEVATION

1/8" = 1'-0"

1.ADDED AVERAGE GRADE TO ALL ELEVATIONS AND REVISED BUILDING HEIGHT DIMENSIONS.
2.EXHAUST VETS OUTLETS ADDED.

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

Sheet Order: A S D

H:\1405\SINGLE FAMILY\2604\2604A.DWG

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-8-2016	DPD Corrections
1	9-14-2015	DPD CORRECTION NOTICE 1

PLAN 2604-A Elevations

Scale:	Drawn By:	Date:	Date Plotted:
1/8"=1'-0"	DJV/GG	10-02-15	3-14-16

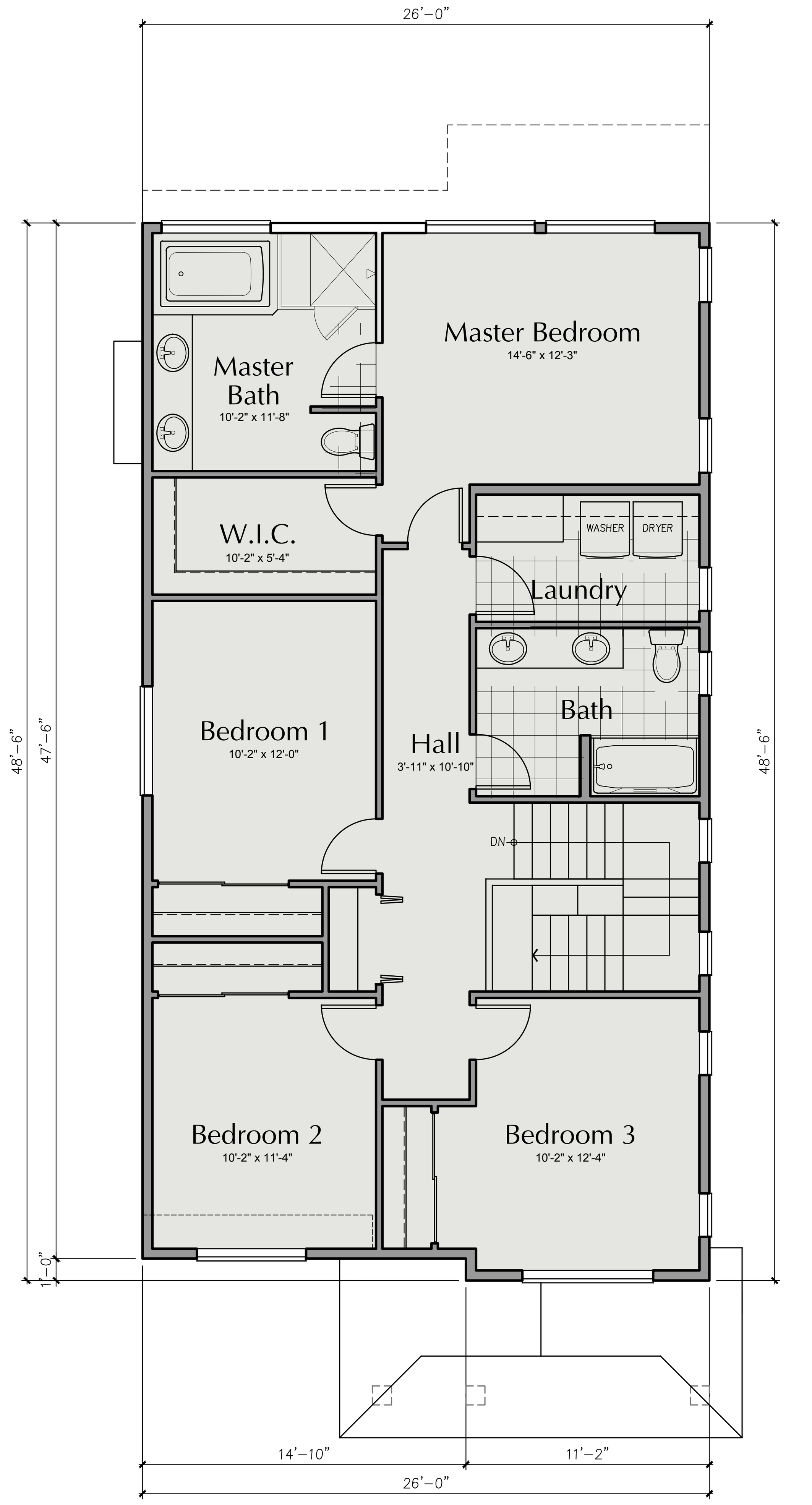
Plan 2604-A High Point Phase III Block 34

Seattle Washington

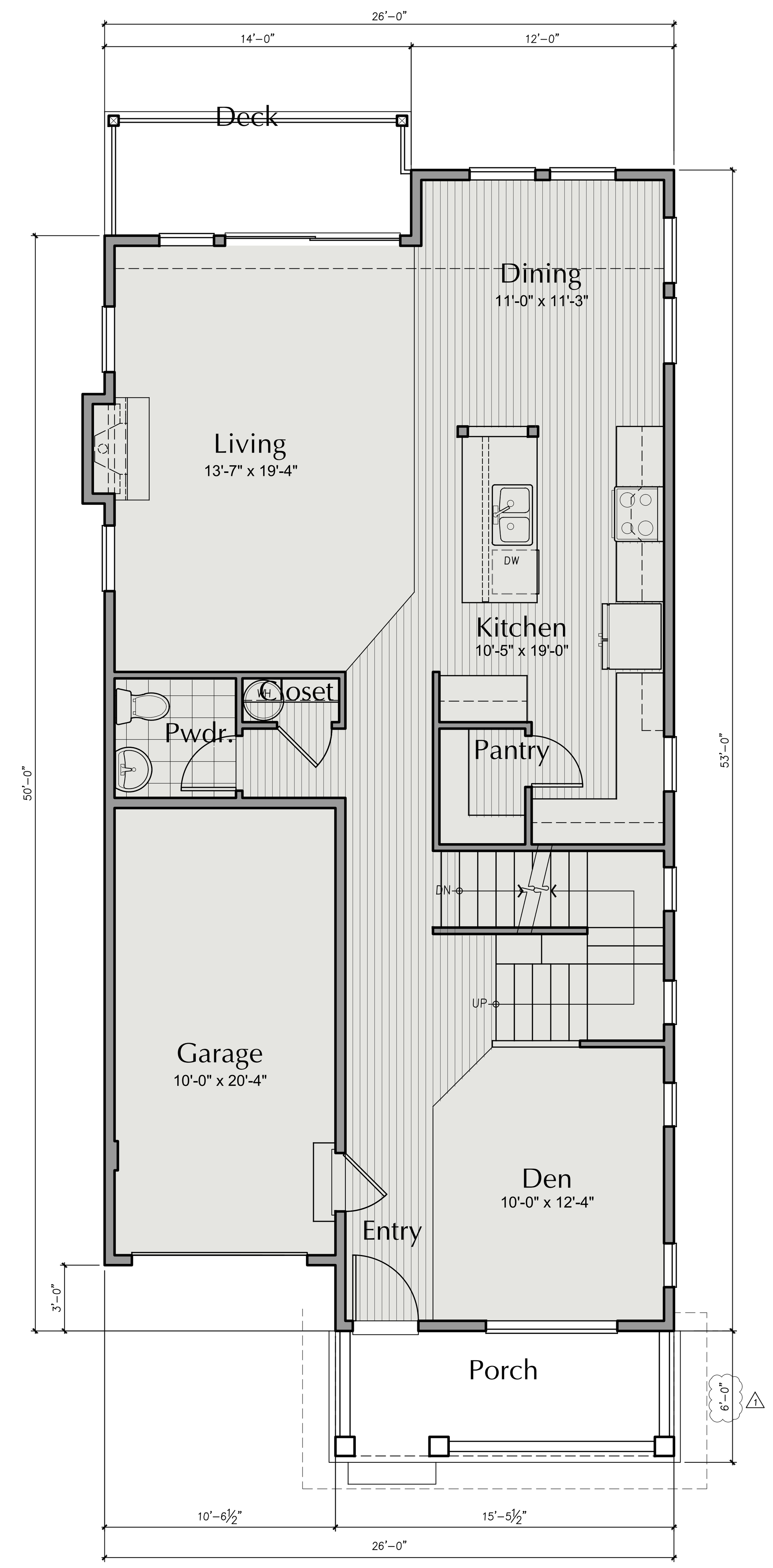
Polygon WLH, LLC

Job No.: 14-05

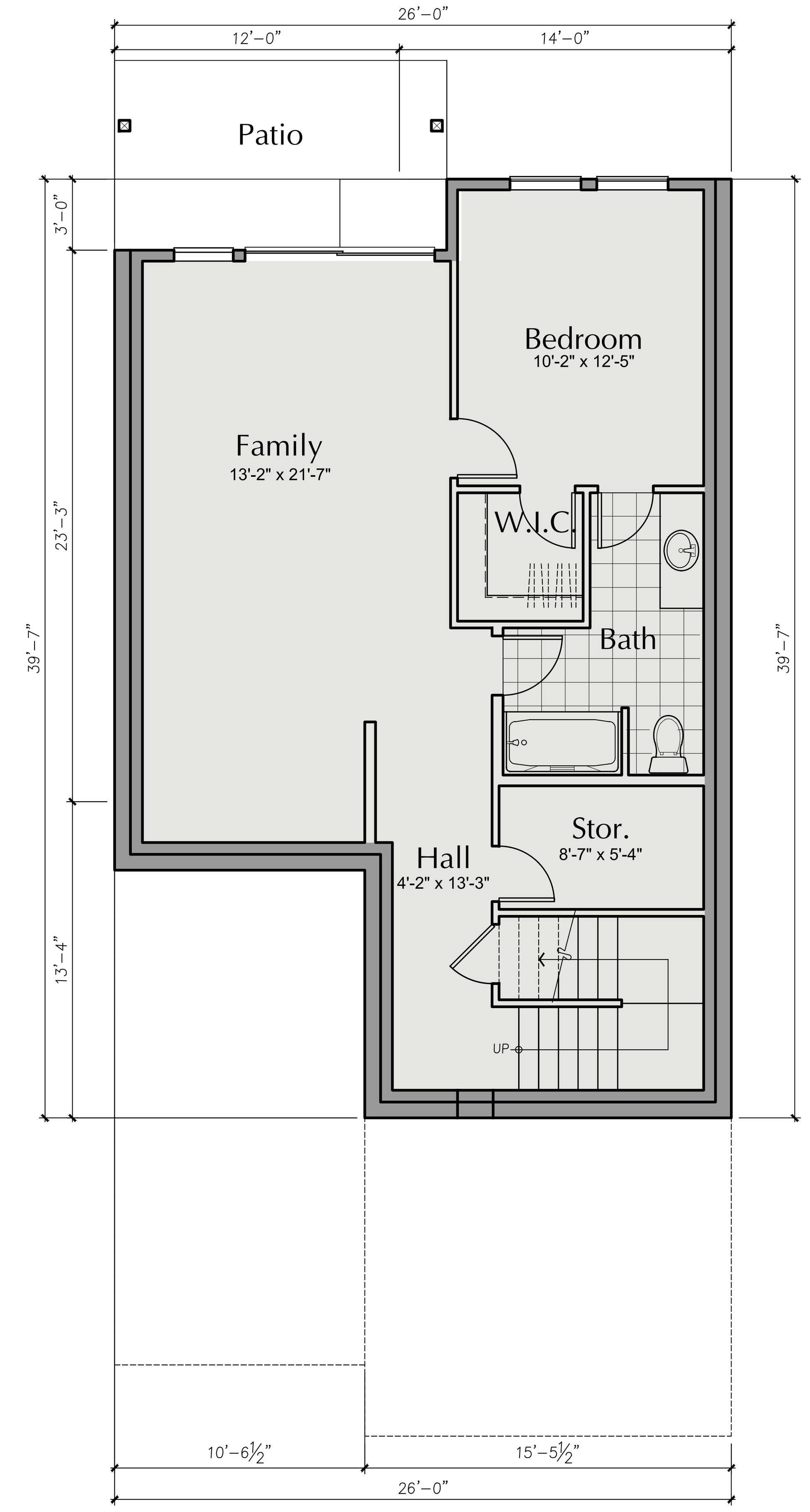
Sheet No.: A33



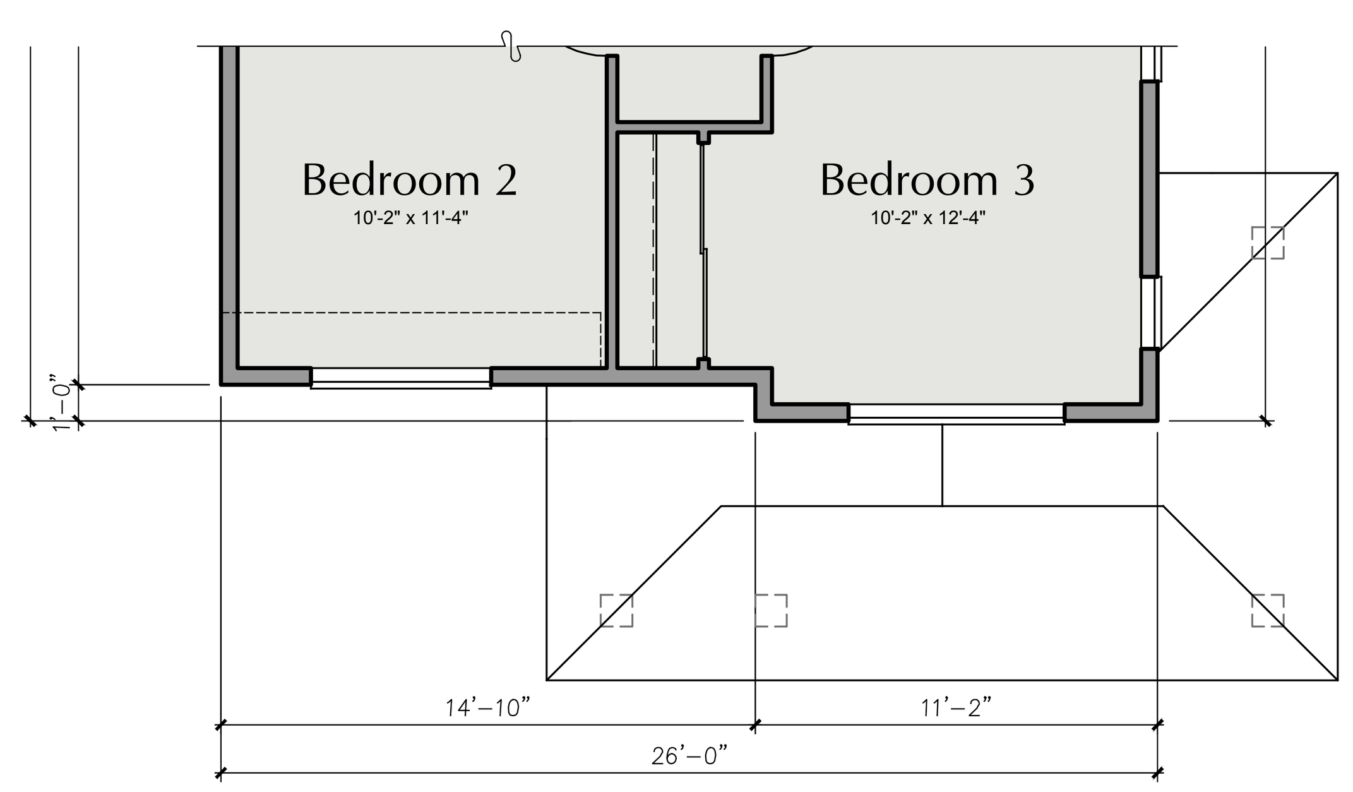
PLAN 2604-B UPPER FLOOR PLAN
3/16"=1'-0"



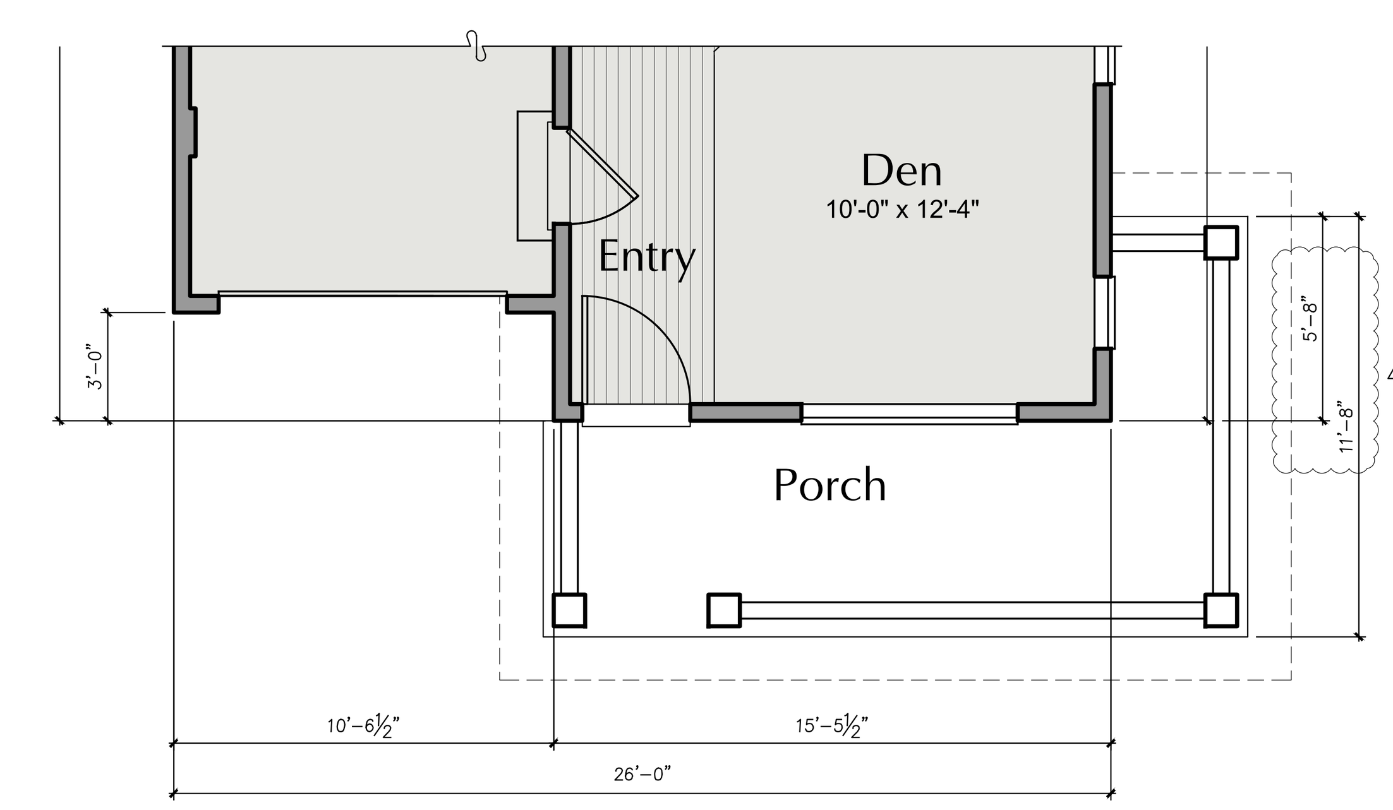
PLAN 2604-B MAIN FLOOR PLAN
3/16"=1'-0"



PLAN 2604-B LOWER FLOOR PLAN
3/16"=1'-0"



PLAN 2604-B1 UPPER FLOOR PLAN
3/16"=1'-0"



PLAN 2604-B1 MAIN FLOOR PLAN
3/16"=1'-0"

AREA SUMMARY		
	Heated	Unheated
	Net SF	Net SF
Basement	721	0
First Floor	1,013	220
Second Floor	1,132	0
Total SF	2,866	220

Sheet Order: A S D

Milbrandt Architects
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Kirkland, Washington 98033
P: 425.454.7130 F: 425.658.1208
Web: www.milbrandtarch.com

5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

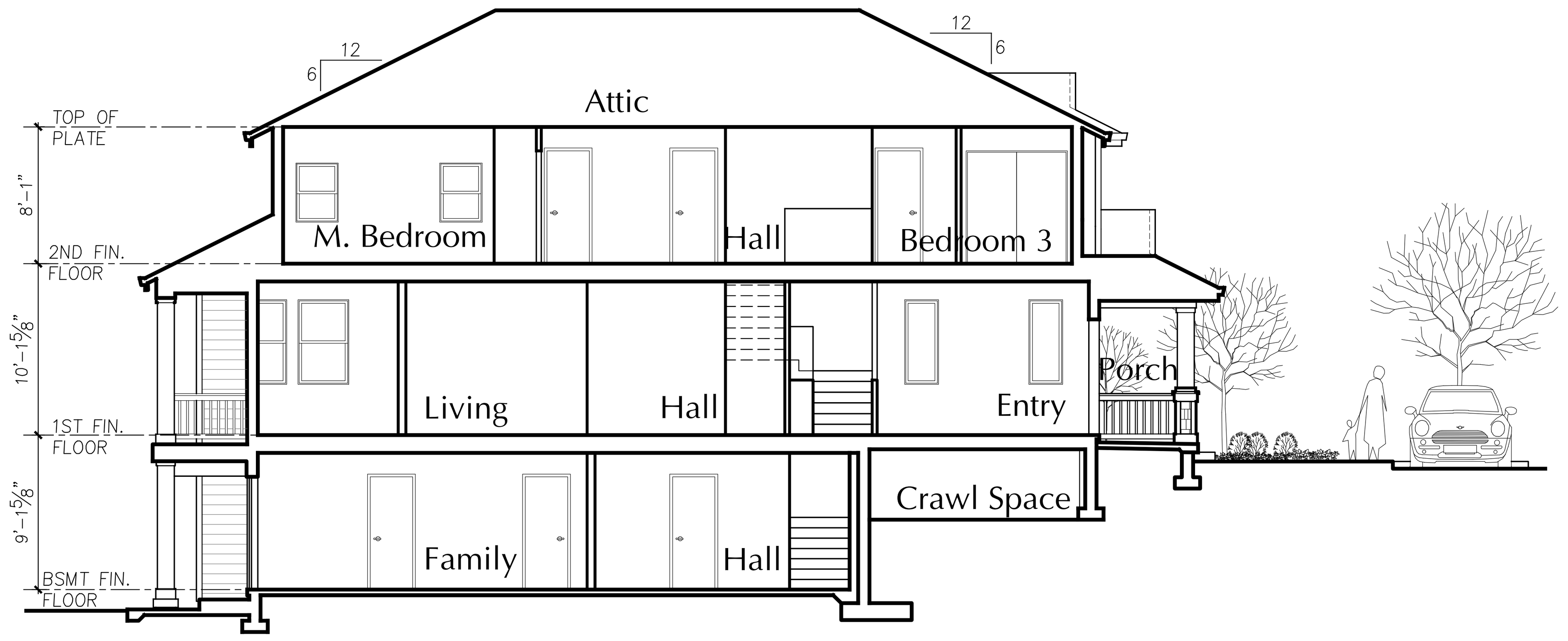
No.	Date	Revision
1	3-8-2016	DPD Corrections

PLAN 2604-B & 2604-B1 Floor Plans

Scale: 3/16" = 1'-0"
Drawn By: DJV/GG
Date: 10-02-15
Date Plotted: 3-8-16

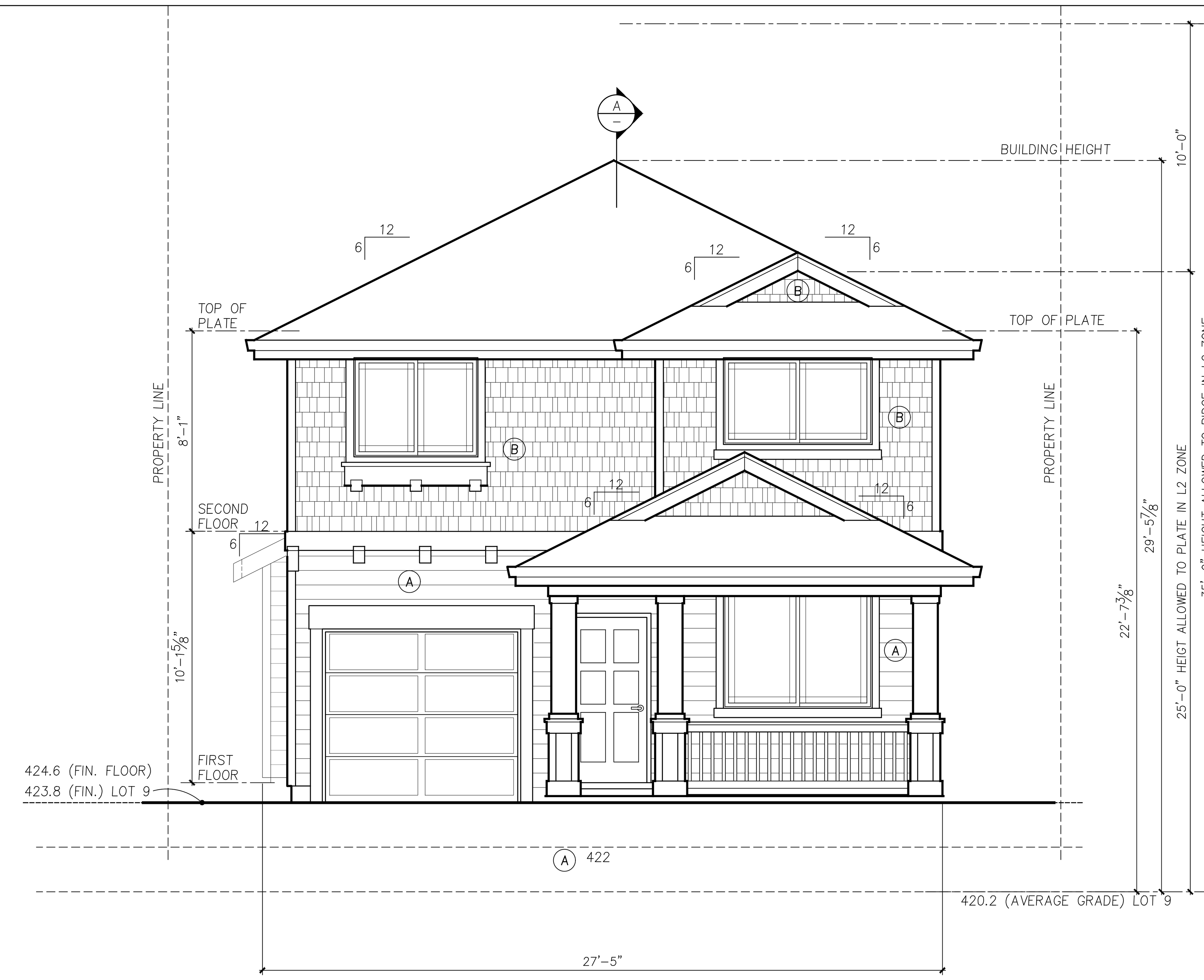
Plan 2604-B
High Point Phase III Block 34
Seattle Washington
Polygon WLH, LLC

Job No.: 14-05
Sheet No.: A34



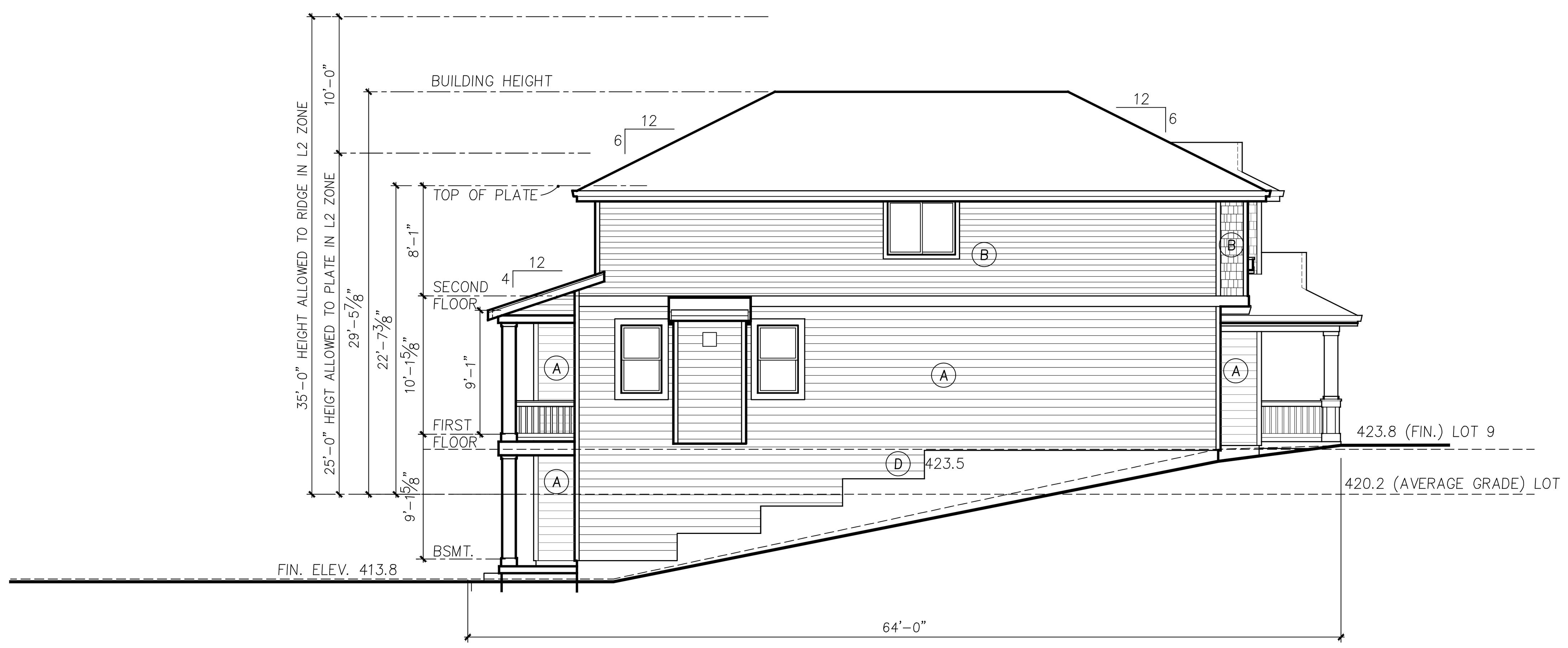
PLAN 2604-B ENTRY SECTION A

1/8" = 1'-0"



PLAN 2604-B FRONT ELEVATION

1/4"=1'-0"



PLAN 2604-B GARAGE SIDE ELEVATION

1/8" = 1'-0"

Ⓐ MAIN BODY PAINT COLOR
Ⓑ ACCENT PAINT COLOR

BUILDING 9 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 9 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
422.0 * 27.3 +	418.0 * 64.0 +	416.0 * 27.3 +	423.5 * 64.0
27.3 +	64.0 +	27.3 +	64.0
11,516.4 +	26,752.0 +	11,352.6 +	27,104.0
182.6			
76,725.0 / 182.6		=	420.2

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**

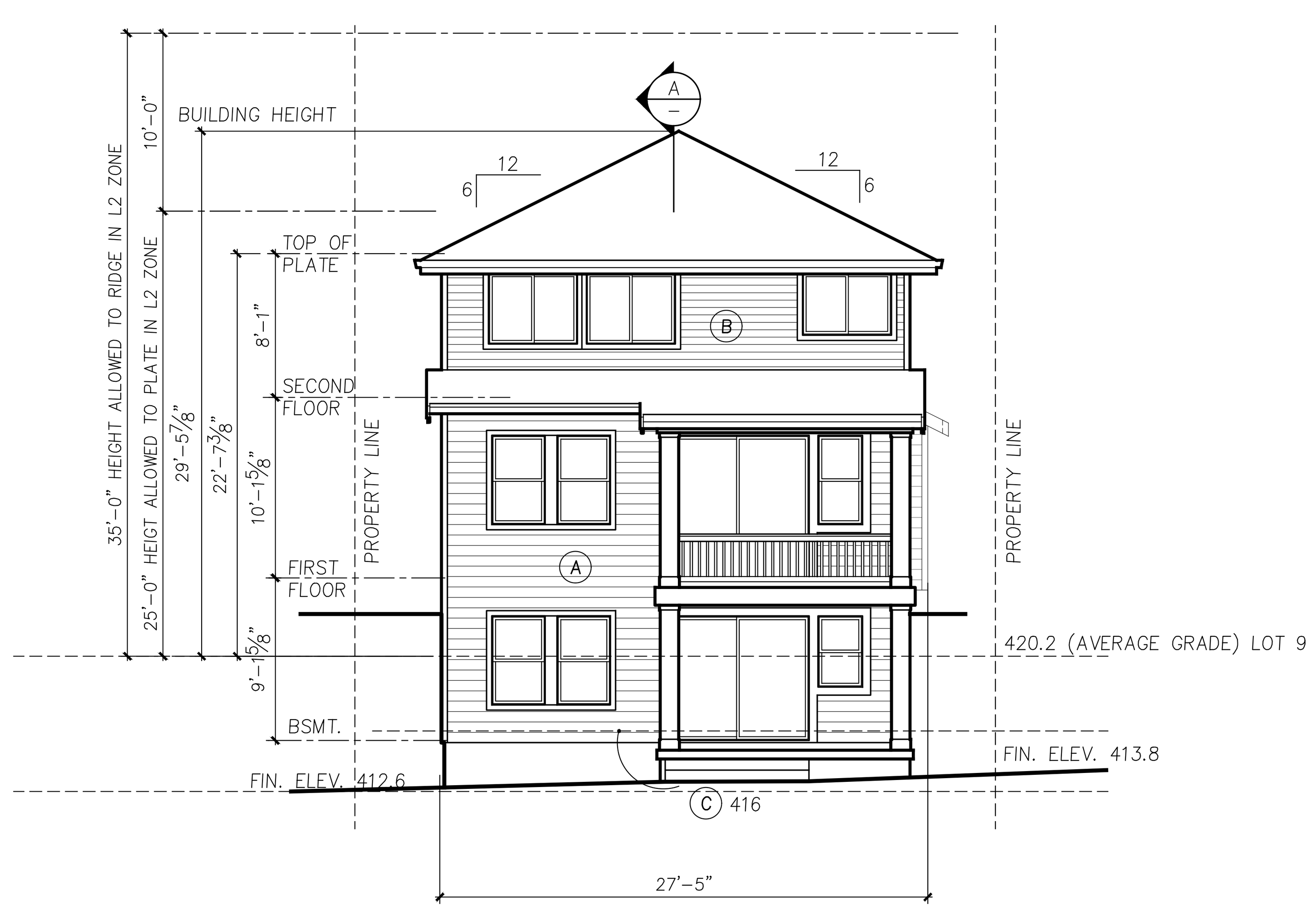
23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs: 1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

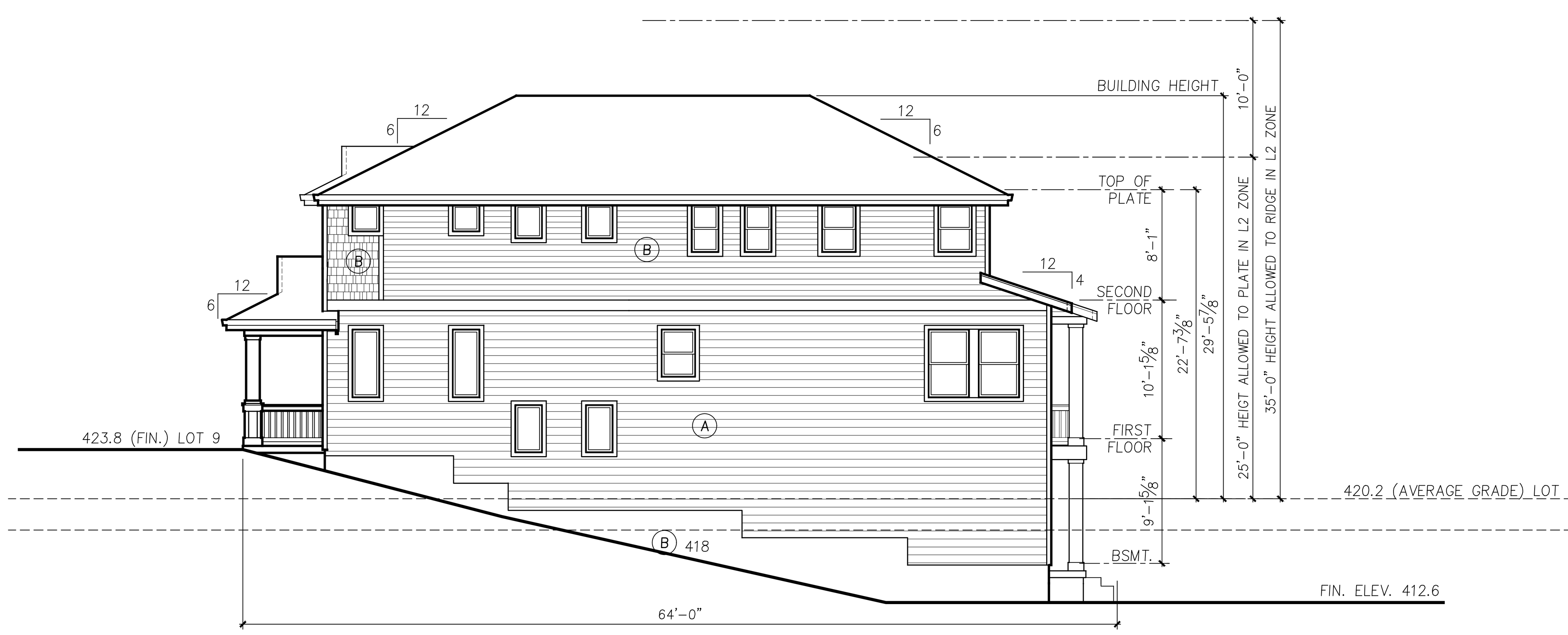
Director's Rule 4-2012 General rule: Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.



PLAN 2604-B REAR ELEVATION

1/8" = 1'-0"



PLAN 2604-B LIVING SIDE ELEVATION

1/8" = 1'-0"

1.ADDED AVERAGE GRADE TO ALL ELEVATIONS AND REVISED BUILDING HEIGHT DIMENSIONS. △2
2.EXHAUST VETS OUTLETS ADDED.

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

Sheet Order: A S D

Milbrandt Architects
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Web: www.milbrandtarch.com

5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE STATE OF WASHINGTON

No.	Date	Revision
2	3-8-2016	DPD Corrections
1	9-14-2015	DPD CORRECTION NOTICE 1

PLAN 2604-B Elevations

Scale:	Drawn By:	Date:	Date Plotted:
1/8"=1'-0"	DJV/GG	10-02-15	3-14-16

Plan 2604-B
High Point Phase III Block 34
Seattle Washington
Polygon WLH, LLC

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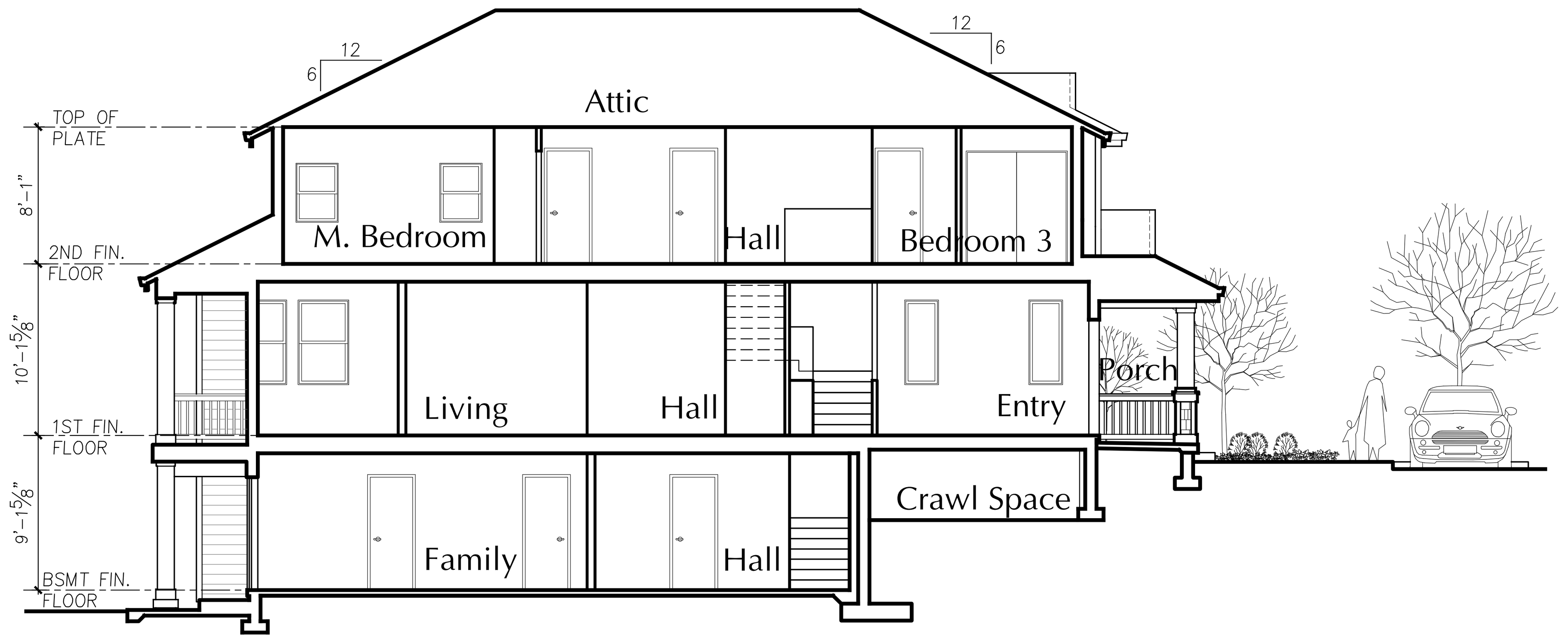
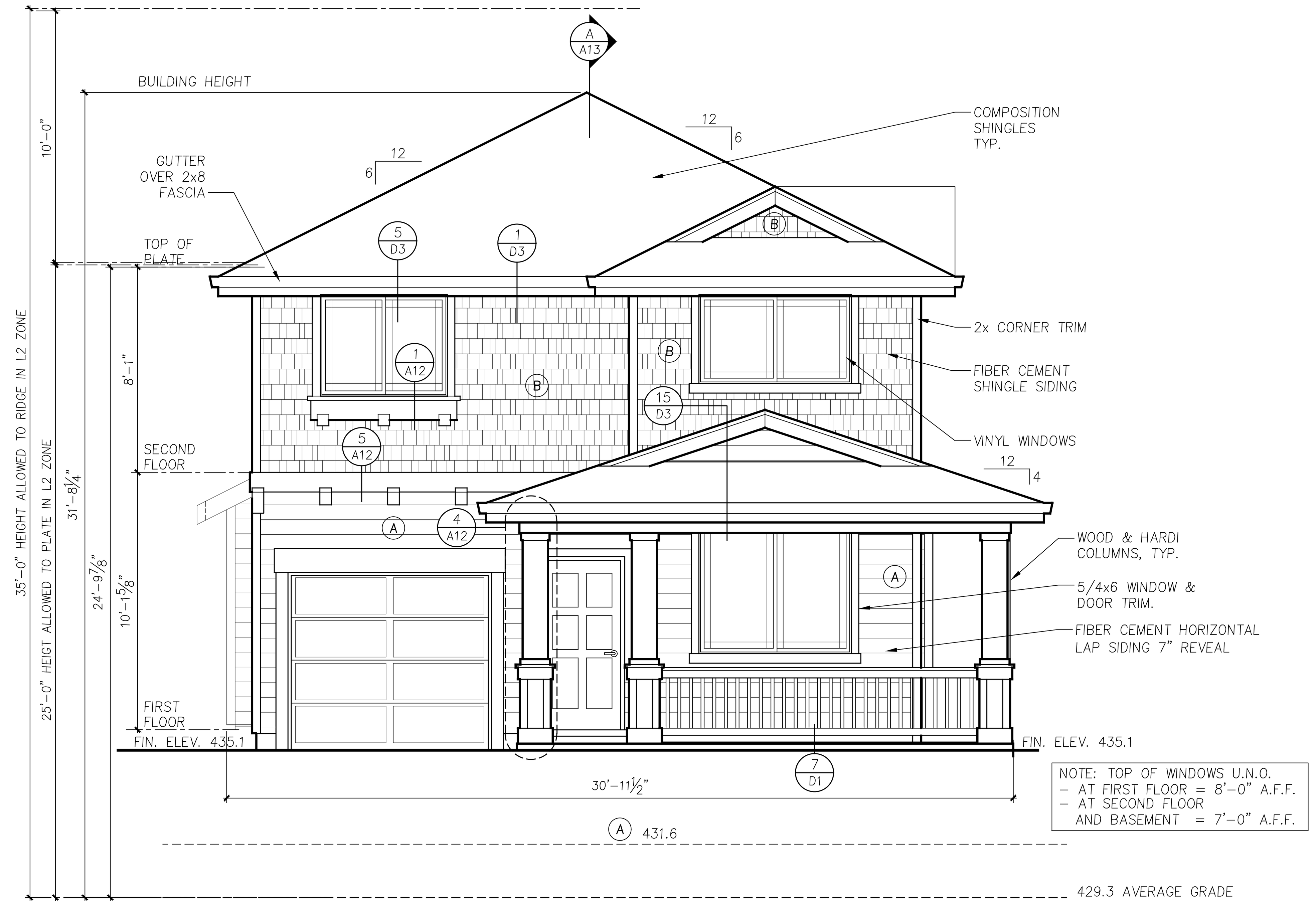
Job No.: 14-05
Sheet No.: A35



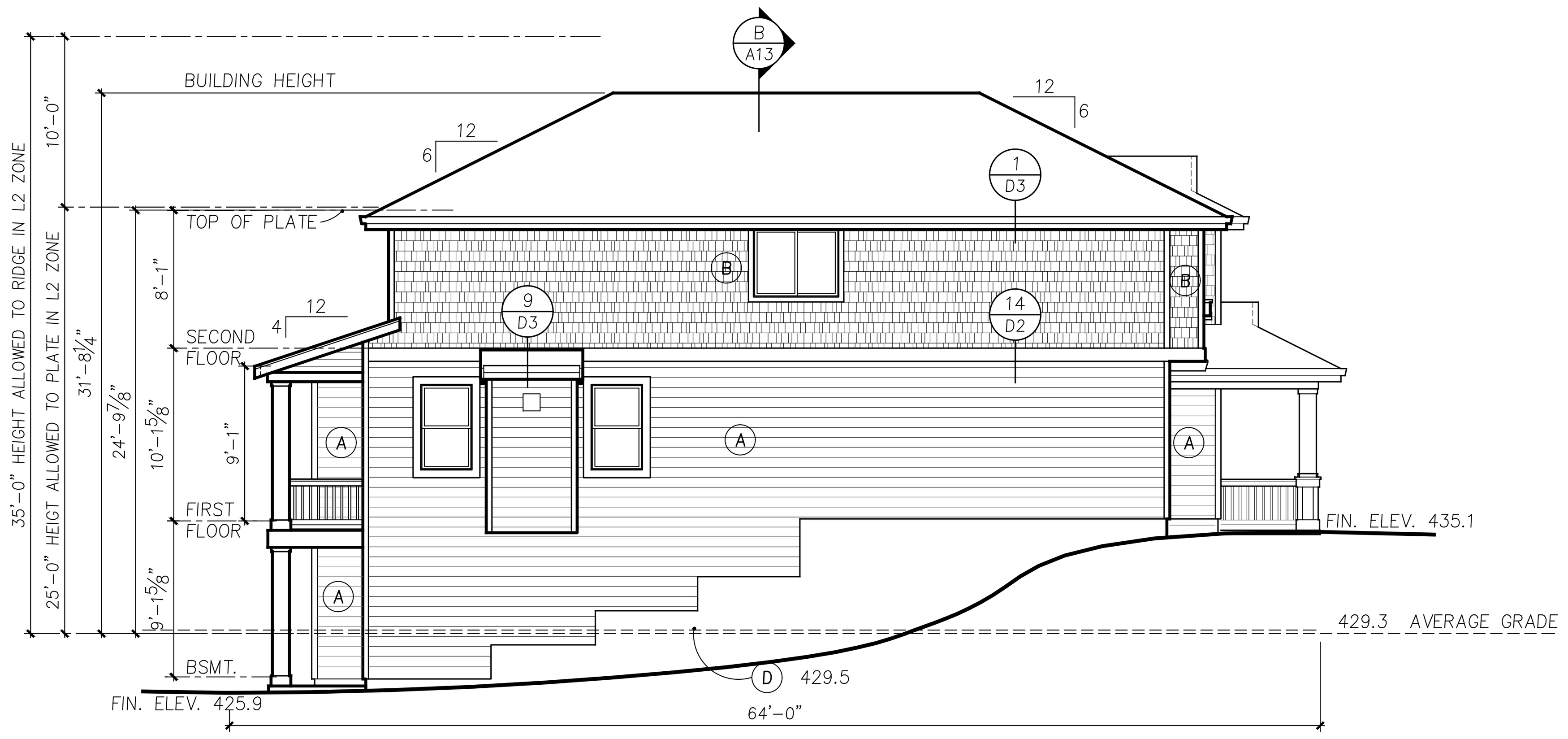
PLAN 2604-B ENTRY SECTION A

1/8" = 1'-0"



PLAN 2604-B1 FRONT ELEVATION

1/4"=1'-0"



PLAN 2604-B1 GARAGE SIDE ELEVATION

1/8" = 1'-0"

(A) MAIN BODY PAINT COLOR

(B) ACCENT PAINT COLOR

BUILDING 10 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 10 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
431.6 * 30.8 +	429.5 * 64.0 +	426.0 * 30.8 +	429.5 * 64.0
30.8 +	64.0 +	30.8 +	64.0
13,289.0 +	27,488.0 +	13,116.5 +	27,488.0
189.6			
81,381.5 / 189.6		=	429.3

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade.
(All existing grades are lower than finished grades).

23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs: 1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

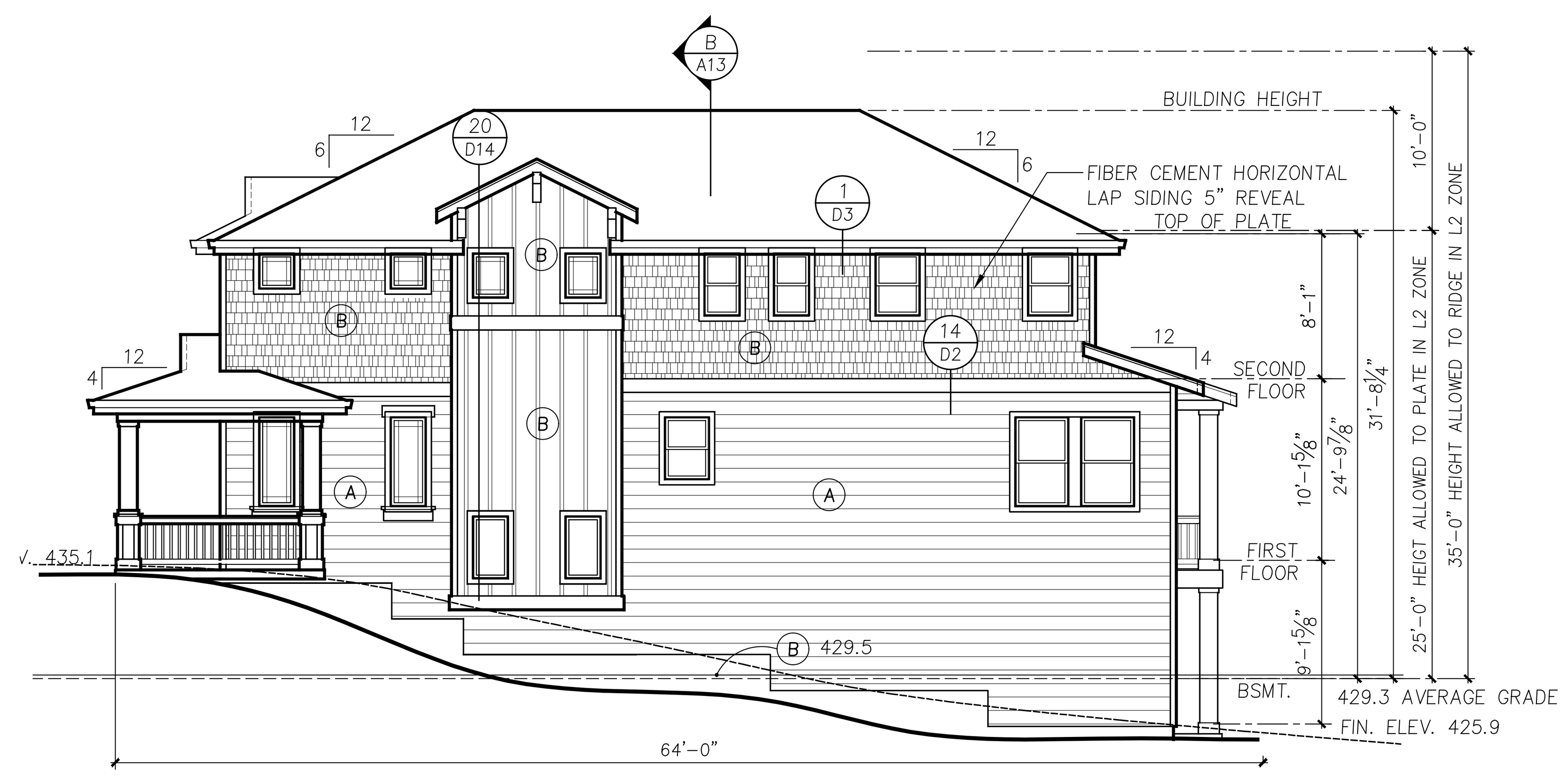
3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

Director's Rule 4-2012 General rule: Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.

PLAN 2604-B1 REAR ELEVATION

1/8" = 1'-0"



PLAN 2604-B1 LIVING SIDE ELEVATION

1/8" = 1'-0"

1.ADDED AVERAGE GRADE TO ALL ELEVATIONS AND REVISED BUILDING HEIGHT DIMENSIONS.
2.EXHAUST VETS OUTLETS ADDED.

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

Sheet Order: A S D

H:\1405\SINGLE FAMILY\2604\2604B.DWG

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-8-2016	DPD Corrections
1	9-14-2015	DPD CORRECTION NOTICE 1

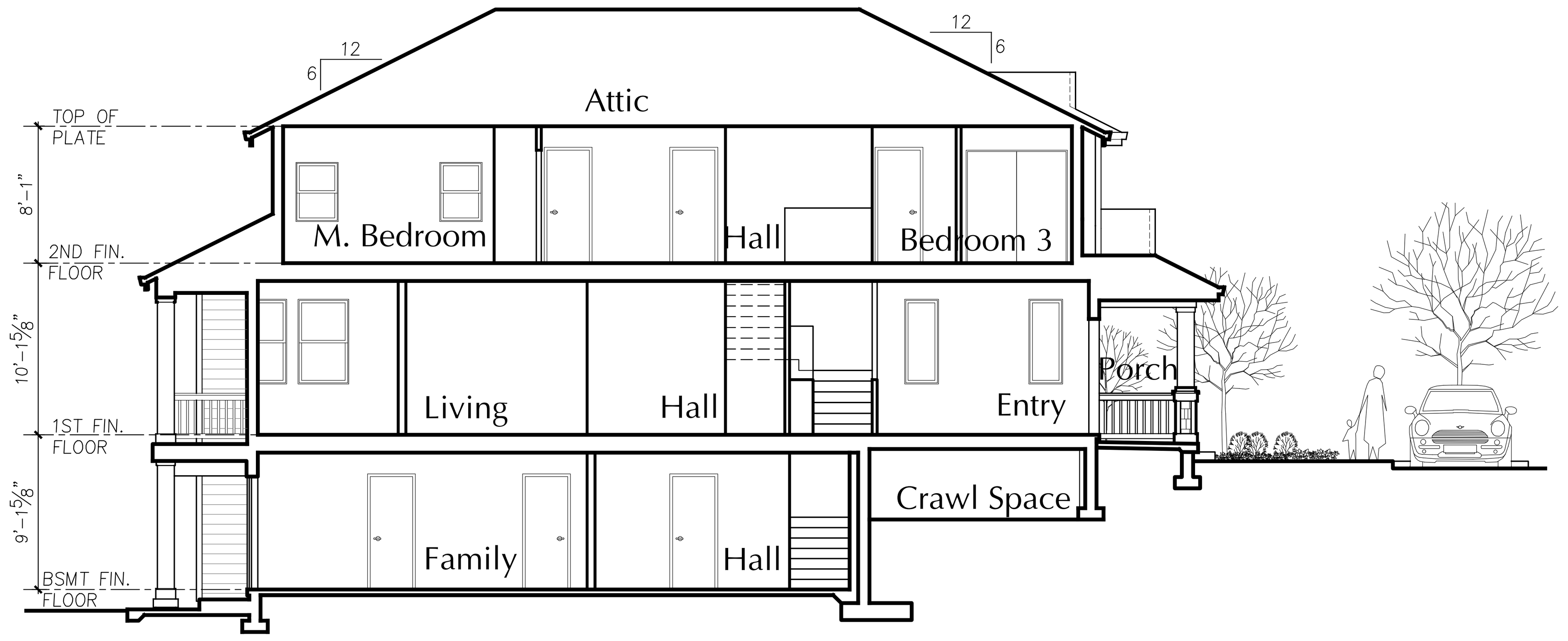
PLAN 2604-B1 Elevations

Scale:	Drawn By:	Date:	Date Plotted:
1/8"=1'-0"	DJV/GG	10-02-15	3-14-16

Plan 2604-B
High Point Phase III Block 34
Seattle Washington
Polygon WLH, LLC

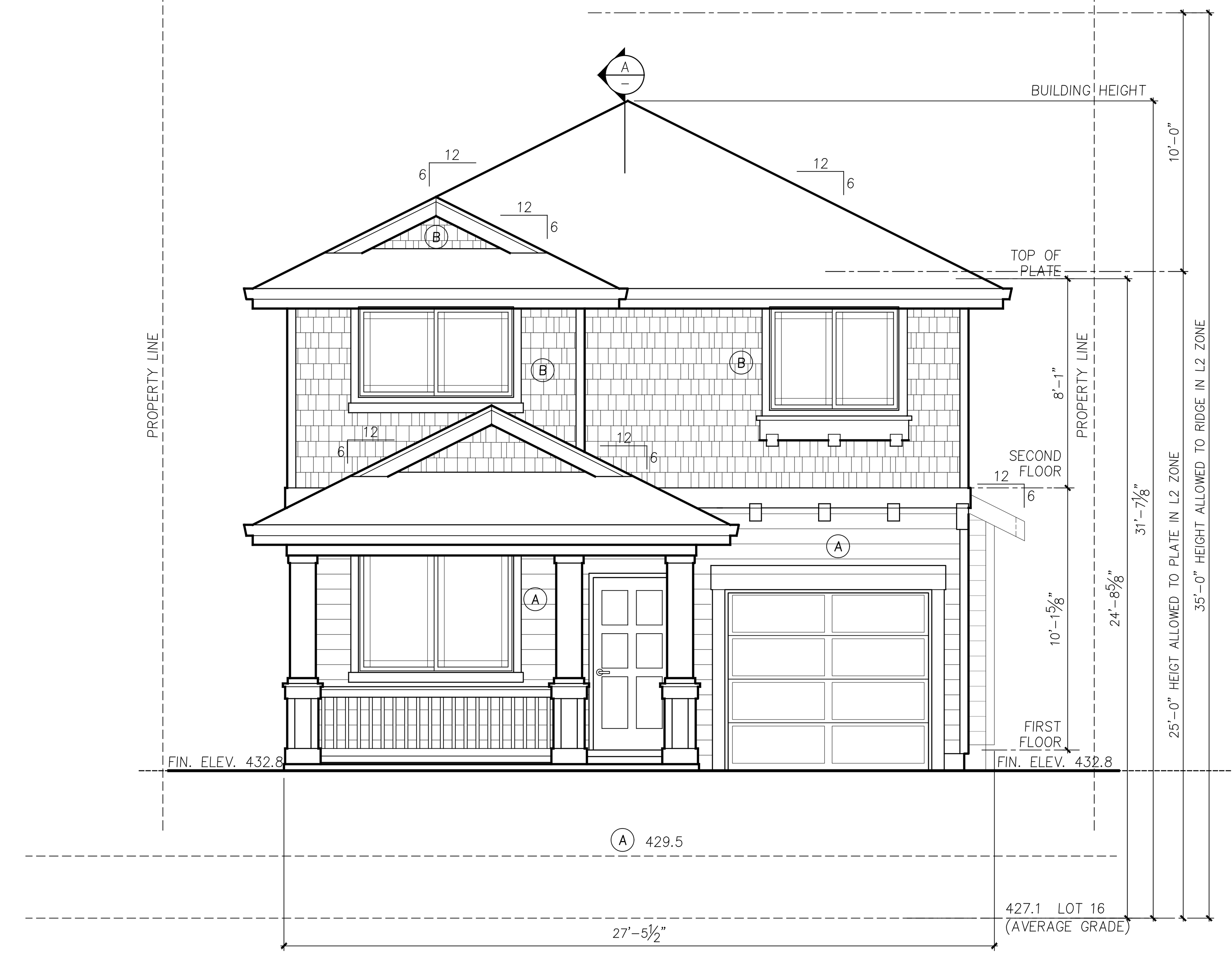
Job No.: 14-05

Sheet No.: A36



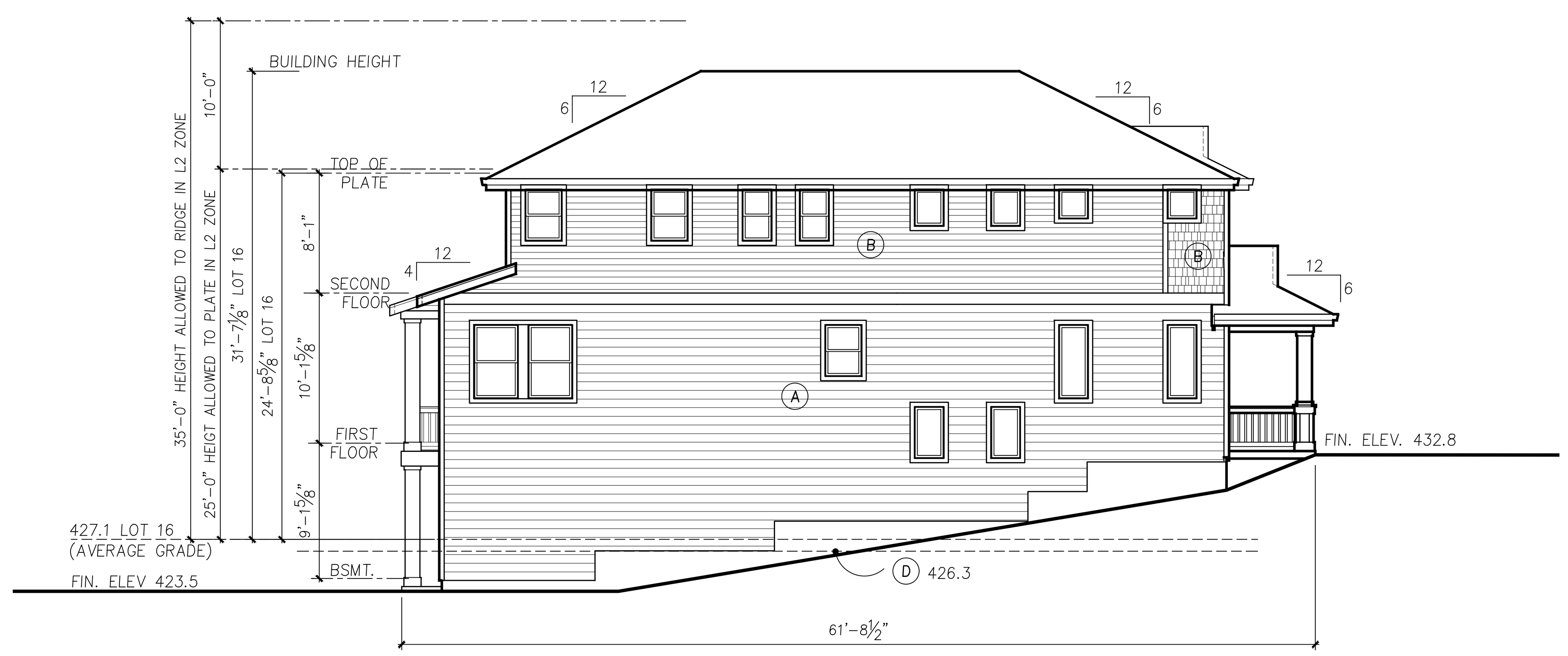
PLAN 2604-B ENTRY SECTION A

1/8" = 1'-0"



PLAN 2604-B FRONT ELEVATION

1/4"=1'-0"



PLAN 2604-B LIVING SIDE ELEVATION

1/8" = 1'-0"

Ⓐ MAIN BODY PAINT COLOR

Ⓑ ACCENT PAINT COLOR

BUILDING 16 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 16 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2						
A		B		C		D
429.5 * 27.3	+	427.9 * 64.0	+	424.5 * 27.3	+	426.3 * 64.0
27.3	+	64.0	+	27.3	+	64.0
11,721.1	+	27,385.6	+	11,584.6	+	27,283.2
182.6						
77,974.5 / 182.6					=	427.1

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**

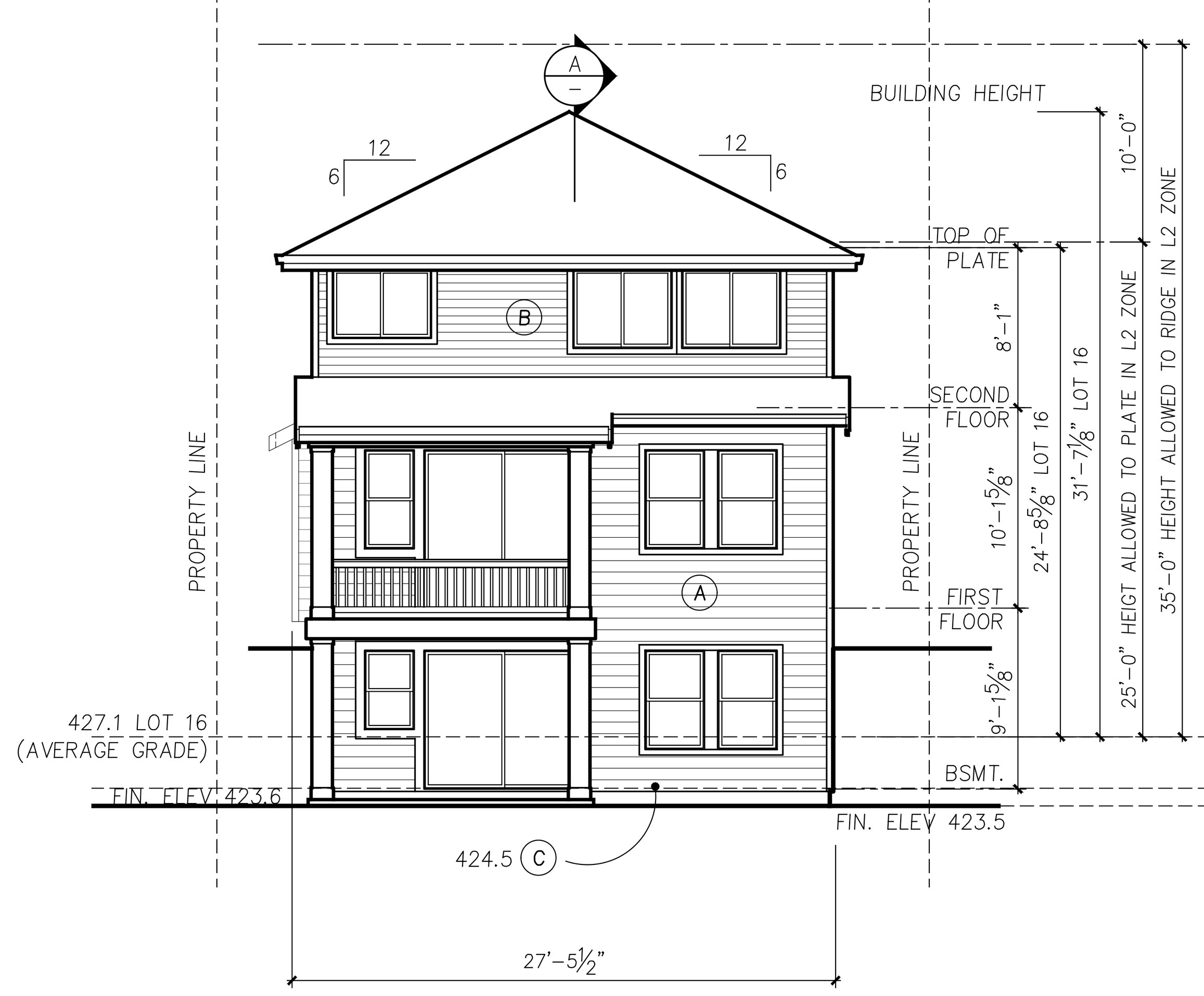
23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs: 1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

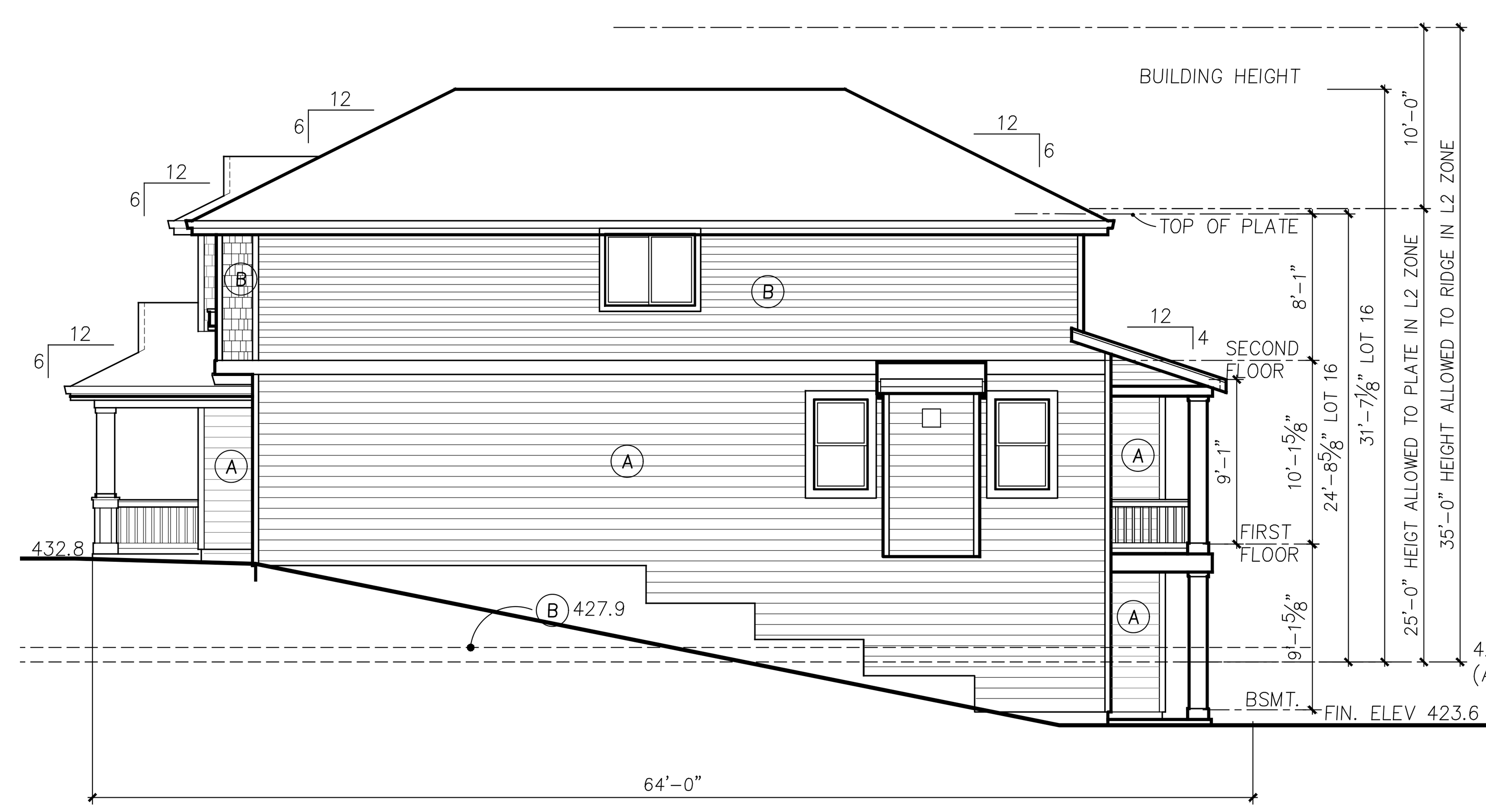
Director's Rule 4-2012 General rule: Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.



PLAN 2604-B REAR ELEVATION

1/8" = 1'-0"



PLAN 2604-B GARAGE SIDE ELEVATION

1/8" = 1'-0"

1.ADDED AVERAGE GRADE TO ALL ELEVATIONS AND REVISED BUILDING HEIGHT DIMENSIONS.
2.EXHAUST VETS OUTLETS ADDED.

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

Sheet Order: A S D

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-8-2016	DPD Corrections
1	9-14-2015	DPD CORRECTION NOTICE 1

PLAN 2604-B Elevations

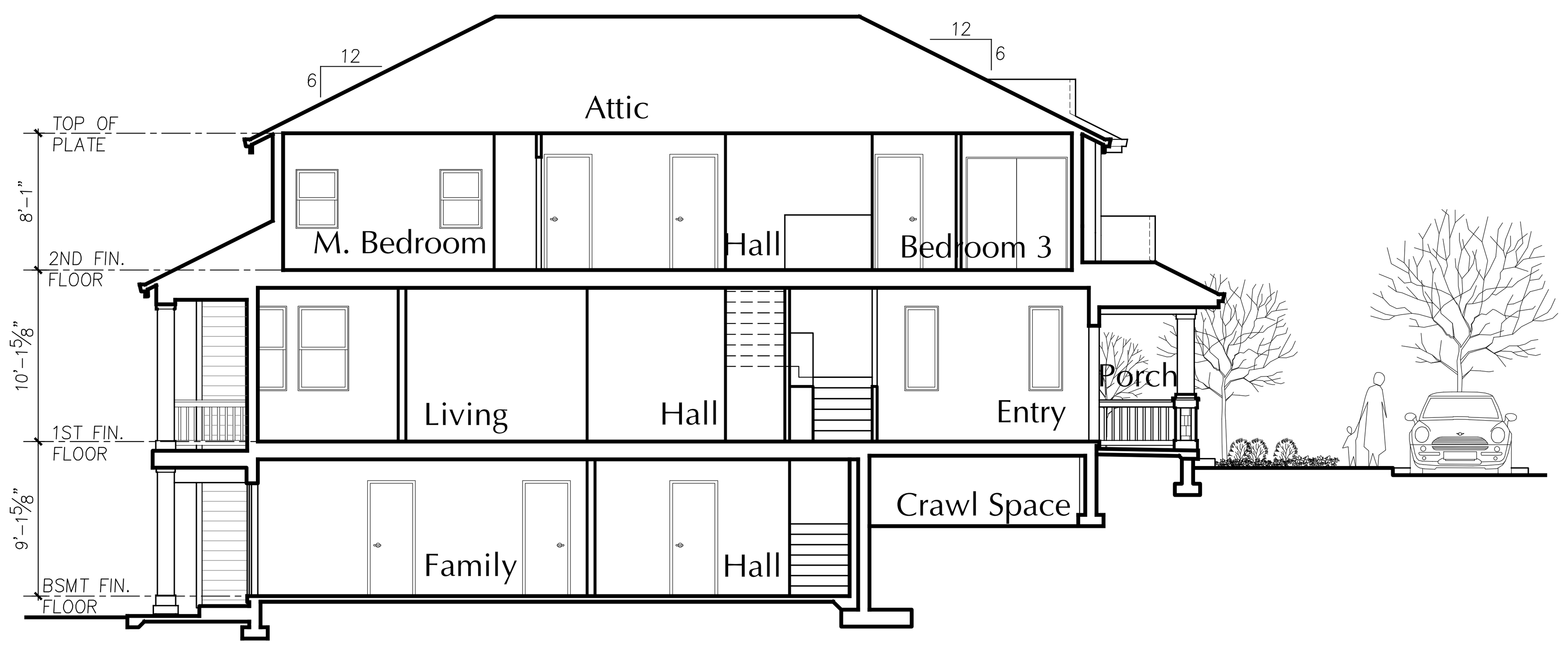
Scale: 1/8"=1'-0" | Drawn By: DJV/GG | Date: 10-02-15 | Date Plotted: 3-14-16

Plan 2604-B
High Point Phase III Block 34
Seattle Washington
Polygon WLH, LLC

H:\1405\SINGLE FAMILY\2604\2604B.DWG

Job No.: 14-05

Sheet No.: **A37**



PLAN 2604-B ENTRY SECTION A

1/8" = 1'-0"

PLAN 2604-B FRONT ELEVATION

1/4"=1'-0"

PLAN 2604-B GARAGE SIDE ELEVATION

1/8" = 1'-0"

BUILDING 24 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

(A) MAIN BODY PAINT COLOR

(B) ACCENT PAINT COLOR

BUILDING 24 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
415 * 27.3 +	412.5 * 64.0 +	406.5 * 27.3 +	410 * 64.0
27.3 +	64.0 +	27.3 +	64.0
11,319.9 +	26,400.0 +	11,093.4 +	26,240.0
182.6			
75,053.3 / 182.6		=	411.1

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**

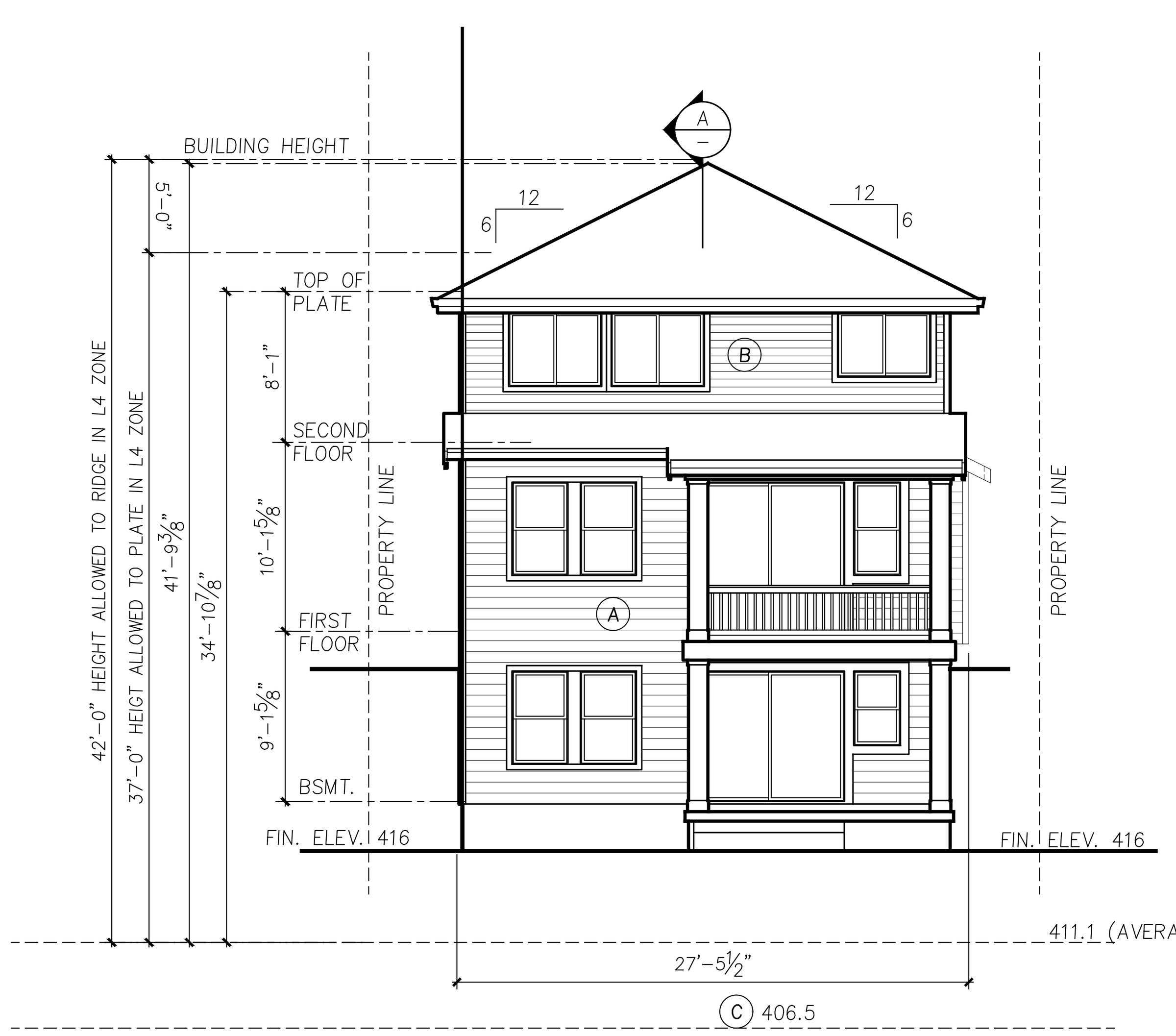
23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs: 1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

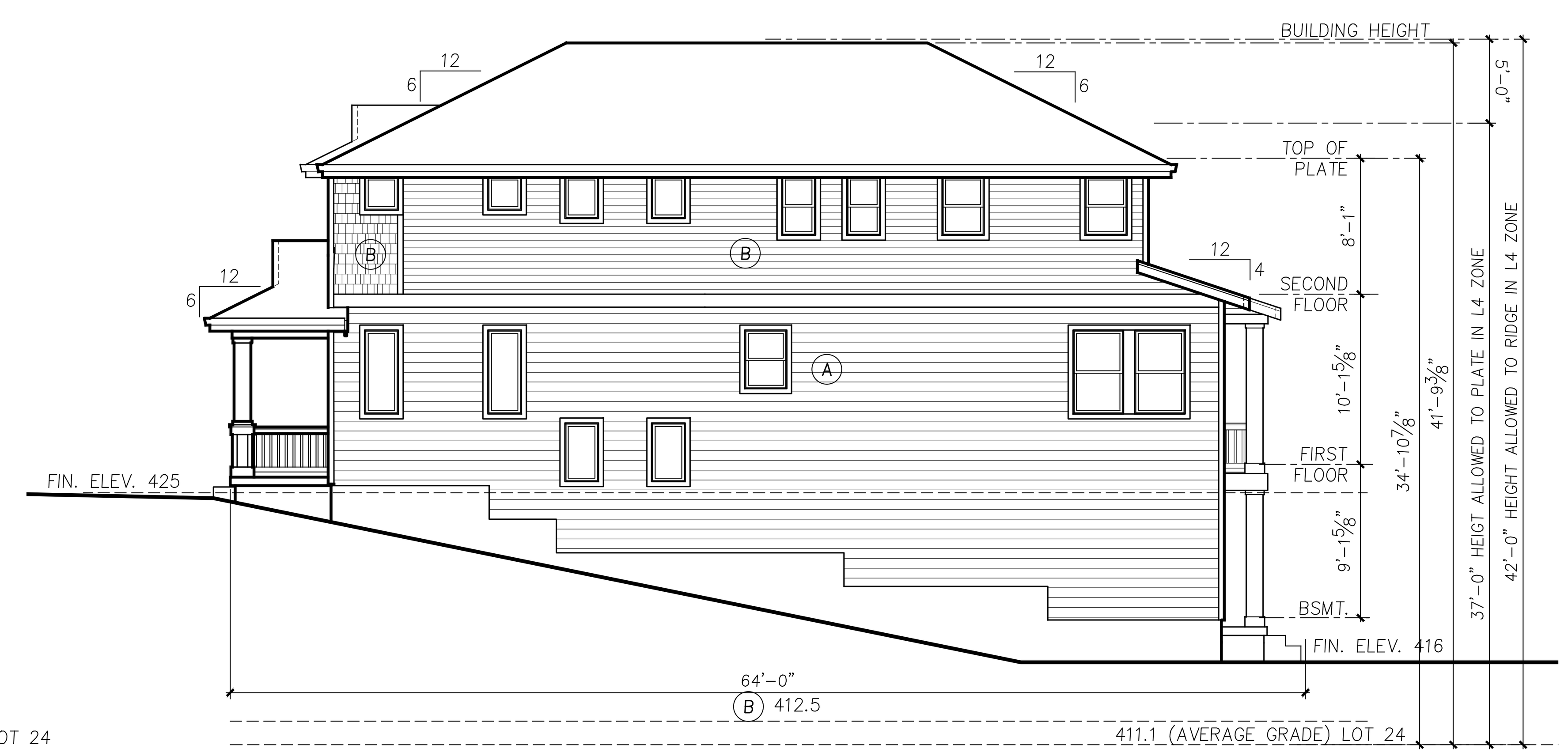
Director's Rule 4-2012 General rule: Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.



PLAN 2604-B REAR ELEVATION

1/8" = 1'-0"



PLAN 2604-B LIVING SIDE ELEVATION

1/8" = 1'-0"

1.ADDED AVERAGE GRADE TO ALL ELEVATIONS AND REVISED BUILDING HEIGHT DIMENSIONS.
2.EXHAUST VETS OUTLETS ADDED.

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-8-2016	DPD Corrections
1	9-14-2015	DPD CORRECTION NOTICE 1

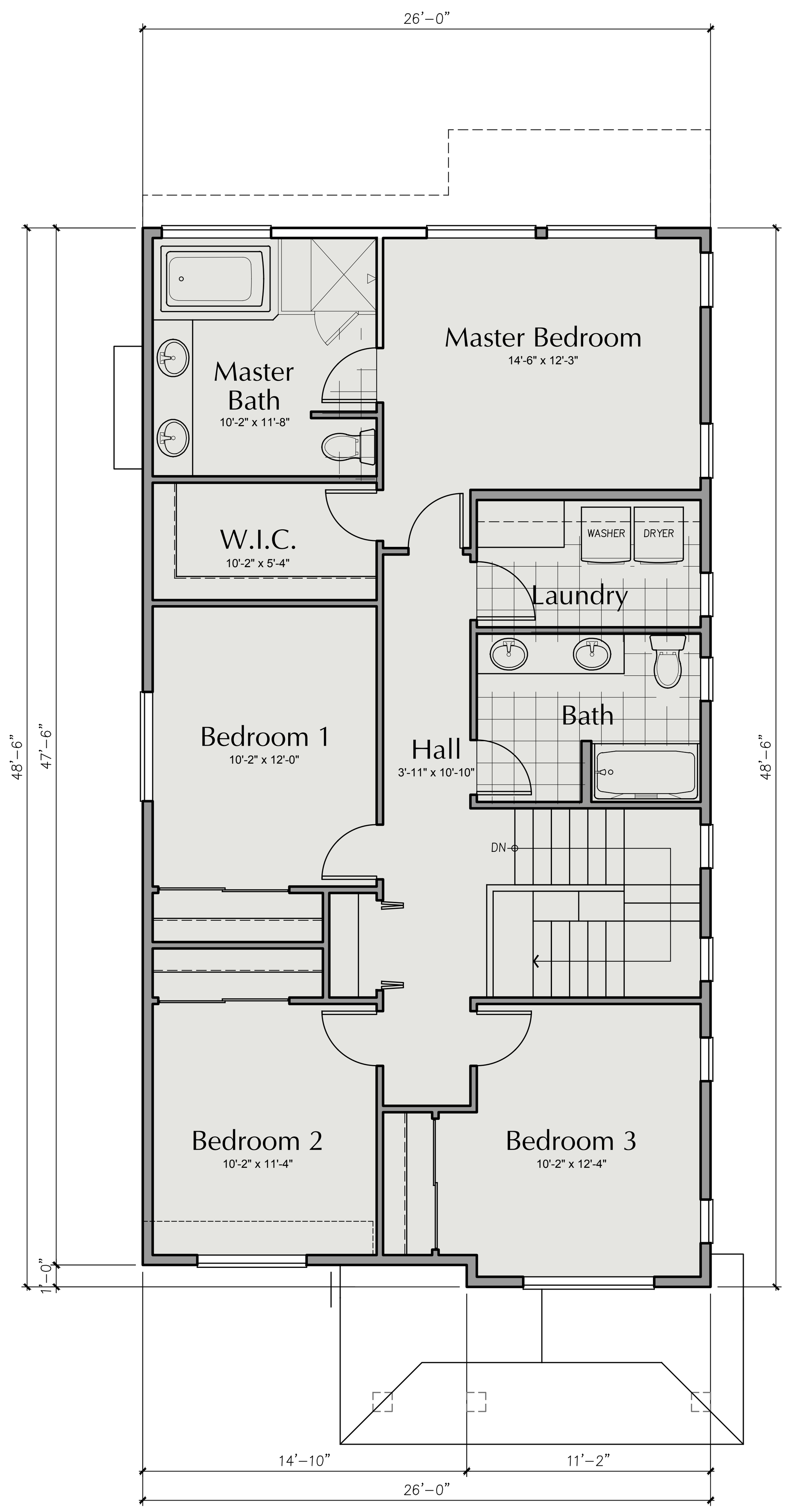
PLAN 2604-B Elevations

Scale: 1/8"=1'-0" | Drawn By: DJV/GG | Date: 10-02-15 | Date Plotted: 3-14-16

Plan 2604-B High Point Phase III Block 34
Seattle Washington
Polygon WLH, LLC

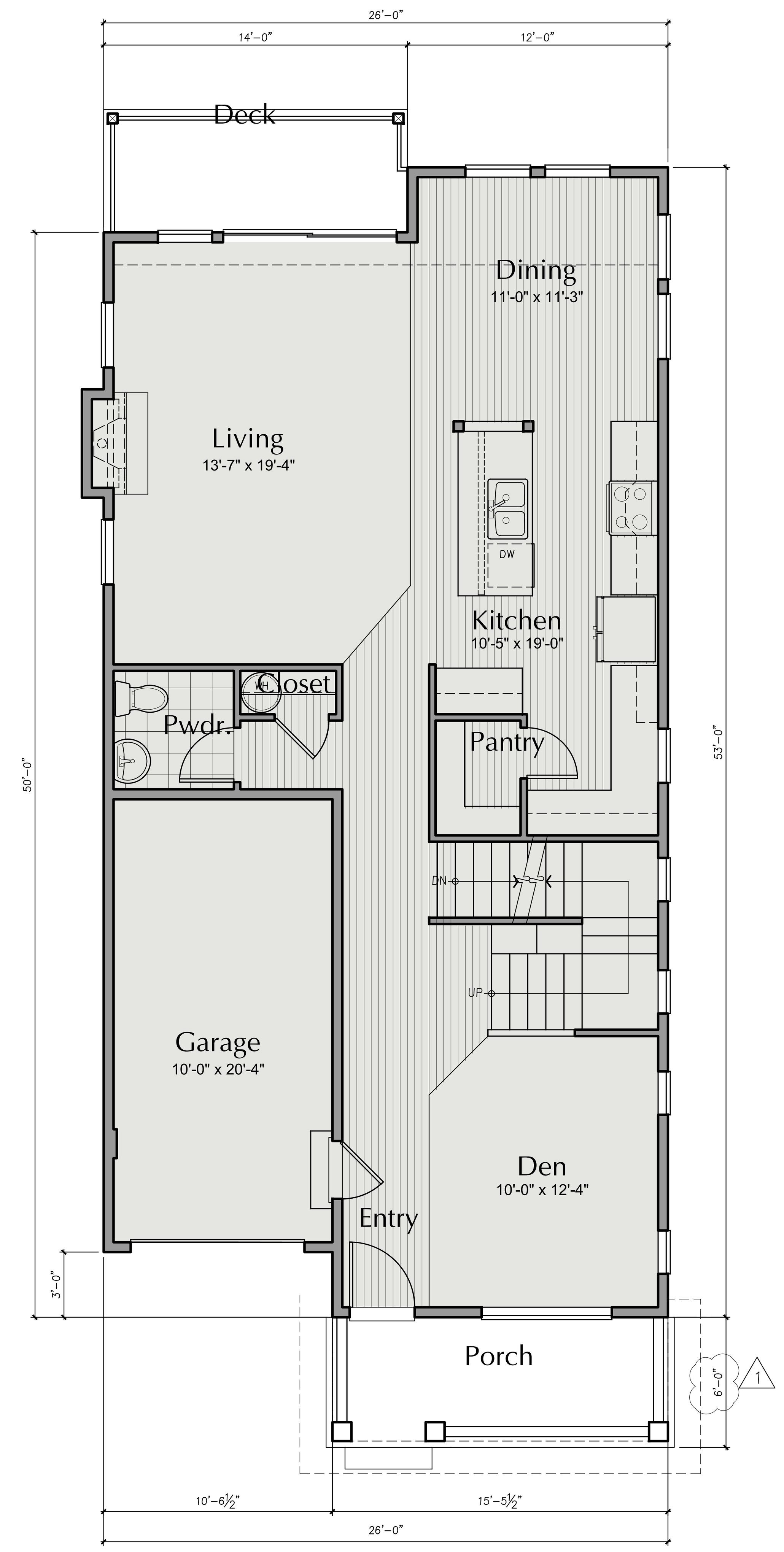
Job No.: 14-05
Sheet No.: A38

Sheet Order: A S D



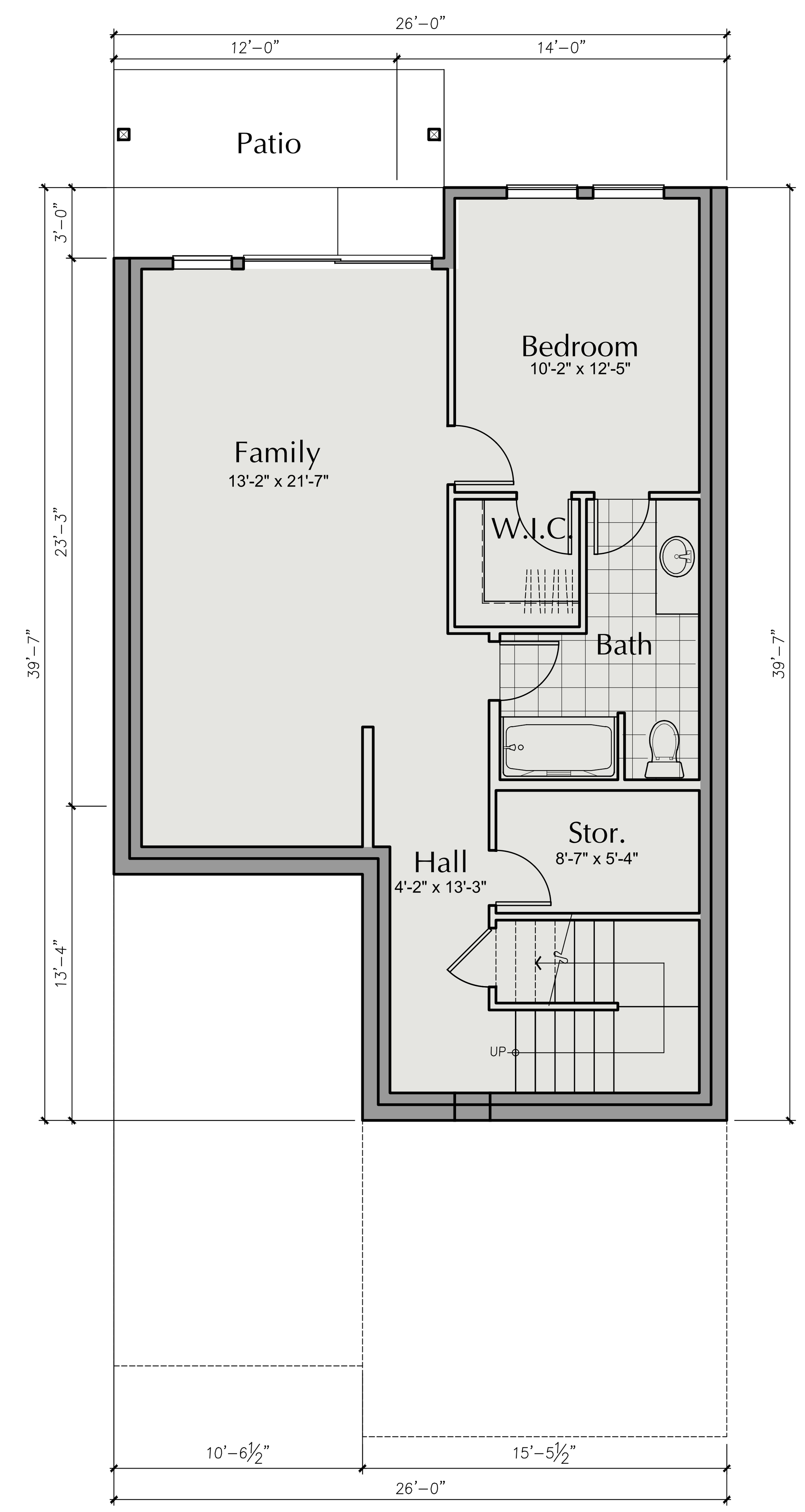
PLAN 2604-C UPPER FLOOR PLAN

3/16"=1'-0"



PLAN 2604-C MAIN FLOOR PLAN

3/16"=1'-0"



PLAN 2604-C LOWER FLOOR PLAN

3/16"=1'-0"

AREA SUMMARY		
	Heated	Unheated
	Net SF	Net SF
Basement	748	0
First Floor	1,109	220
Second Floor	1,132	0
Total SF	2,989	220

Sheet Order: A S D

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ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
1	3-8-2016	DPD Corrections

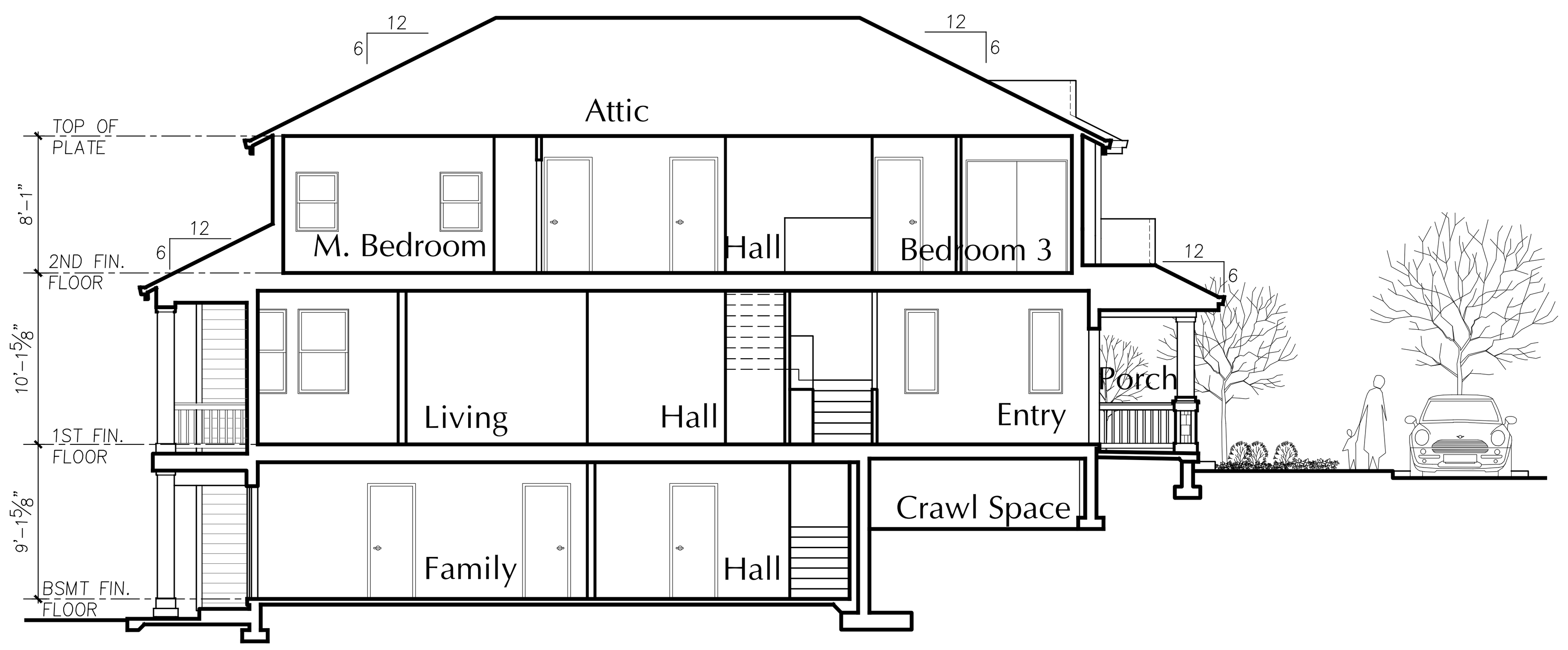
PLAN 2604-C Floor Plans

Scale:	Drawn By:	Date:	Date Plotted:
3/16" = 1'-0"	DJV/GG	10-02-15	3-8-16

Plan 2604-C
High Point Phase III Block 34
Seattle Washington

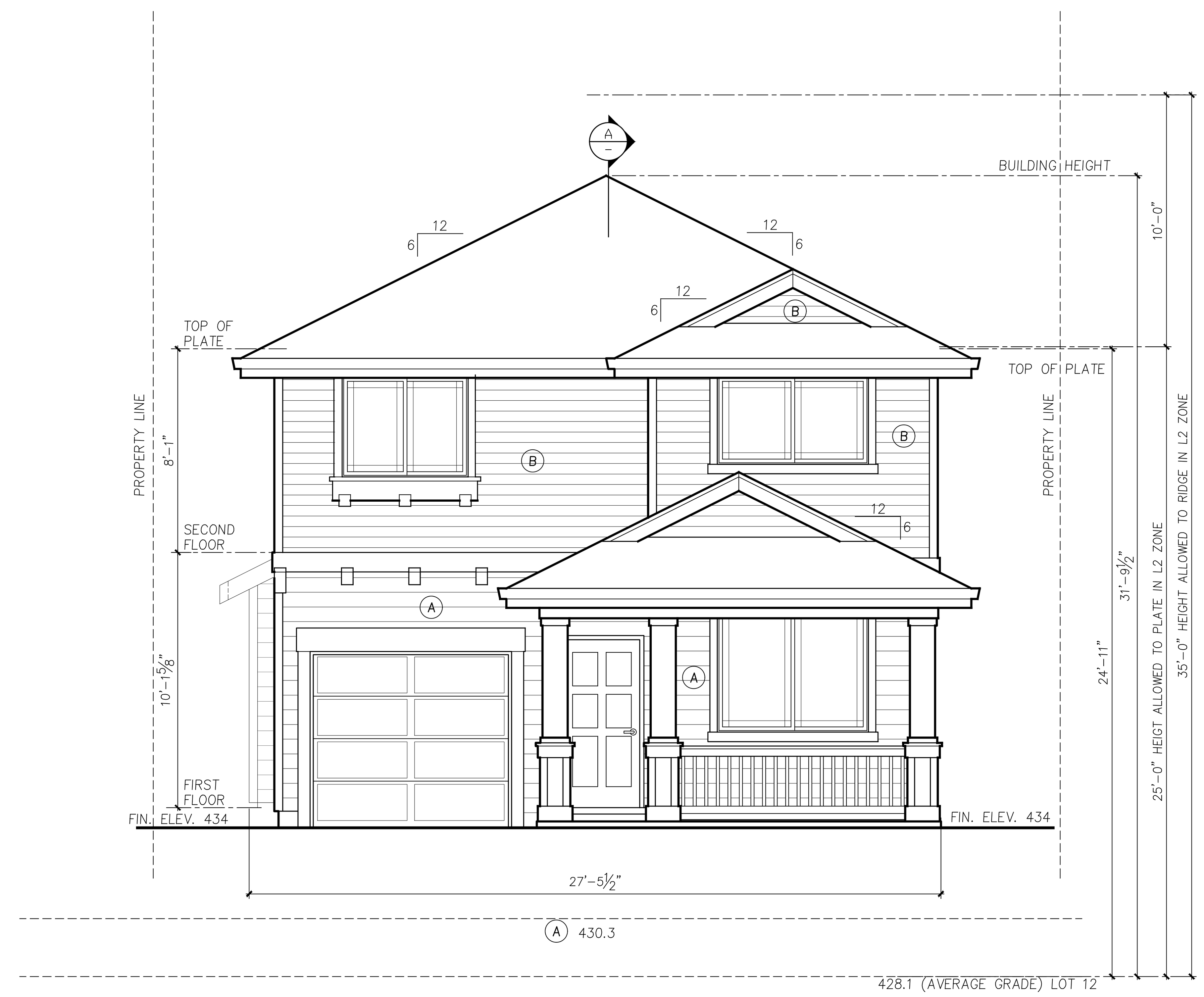
Polygon WLH, LLC

Job No.: 14-05
Sheet No.: A39



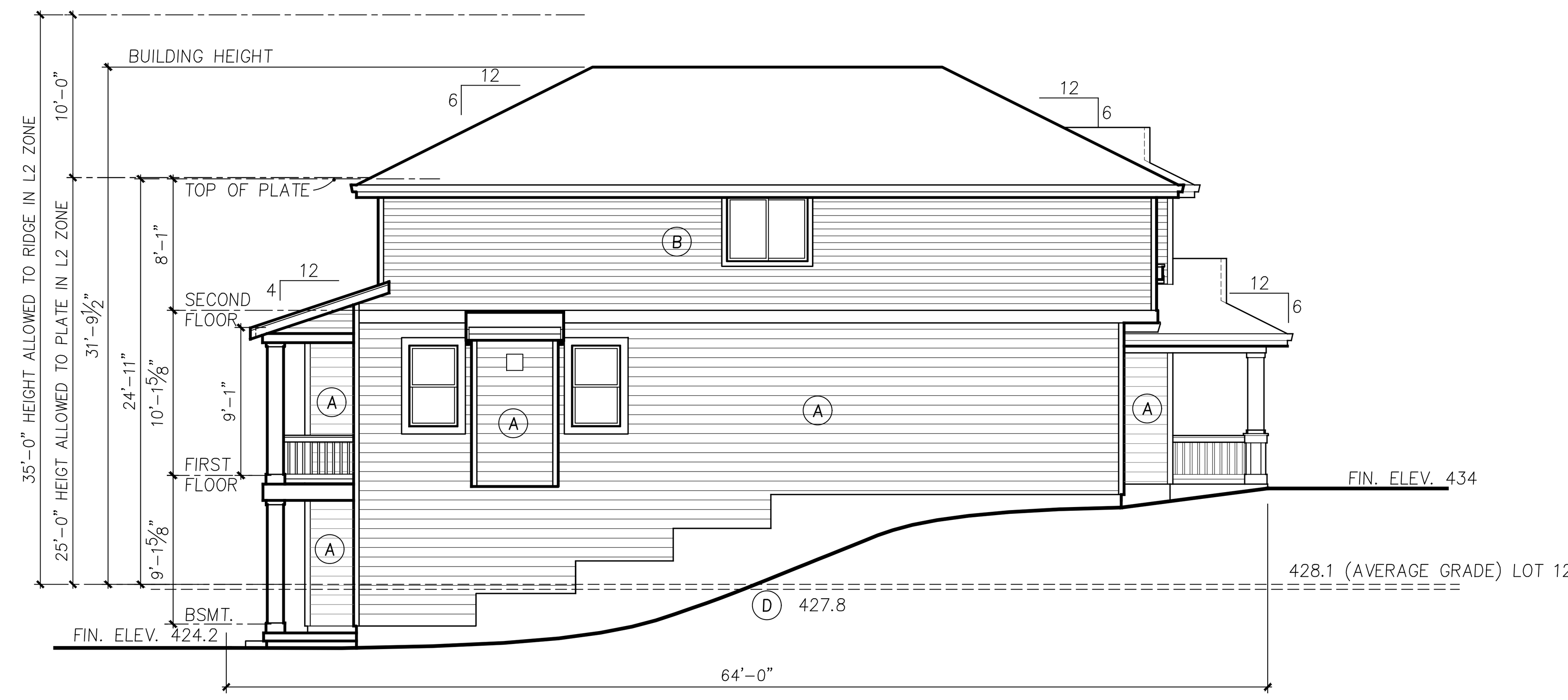
PLAN 2604-C ENTRY SECTION A

1/8" = 1'-0"



PLAN 2604-C FRONT ELEVATION

1/4"=1'-0"



PLAN 2604-C GARAGE SIDE ELEVATION

1/8" = 1'-0"

Ⓐ MAIN BODY PAINT COLOR
Ⓑ ACCENT PAINT COLOR

BUILDING 12 IS LOCATED IN LOWRISE 2 WITH A HEIGHT LIMIT OF 25' AND AN ADDITIONAL 10' IF ROOF IS 6:12 OR GREATER

BUILDING 12 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2											
A				B			C			D	
430.3	*	27.3	+	428.5 *	64.0	+	425.7 *	27.3	+	427.8 *	64.0
		27.3	+	64.0		+	27.3		+	64.0	
11,742.9			+	27,424.0		+	11,617.4		+	27,379.2	
182.6											
78,163.4 / 182.6									=	428.1	

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade.
(All existing grades are lower than finished grades).

23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs:

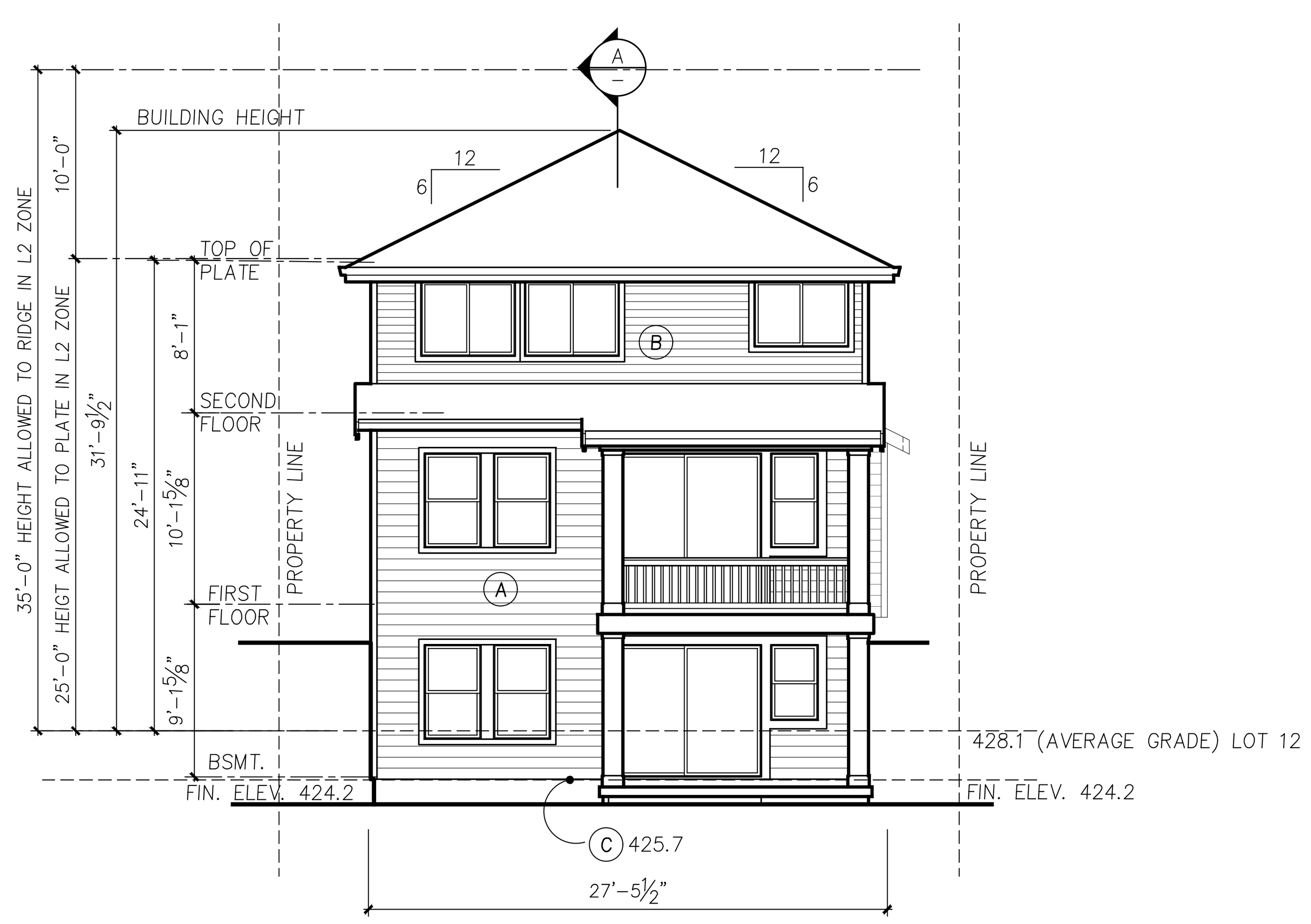
1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

Director's Rule 4-2012 General rule:

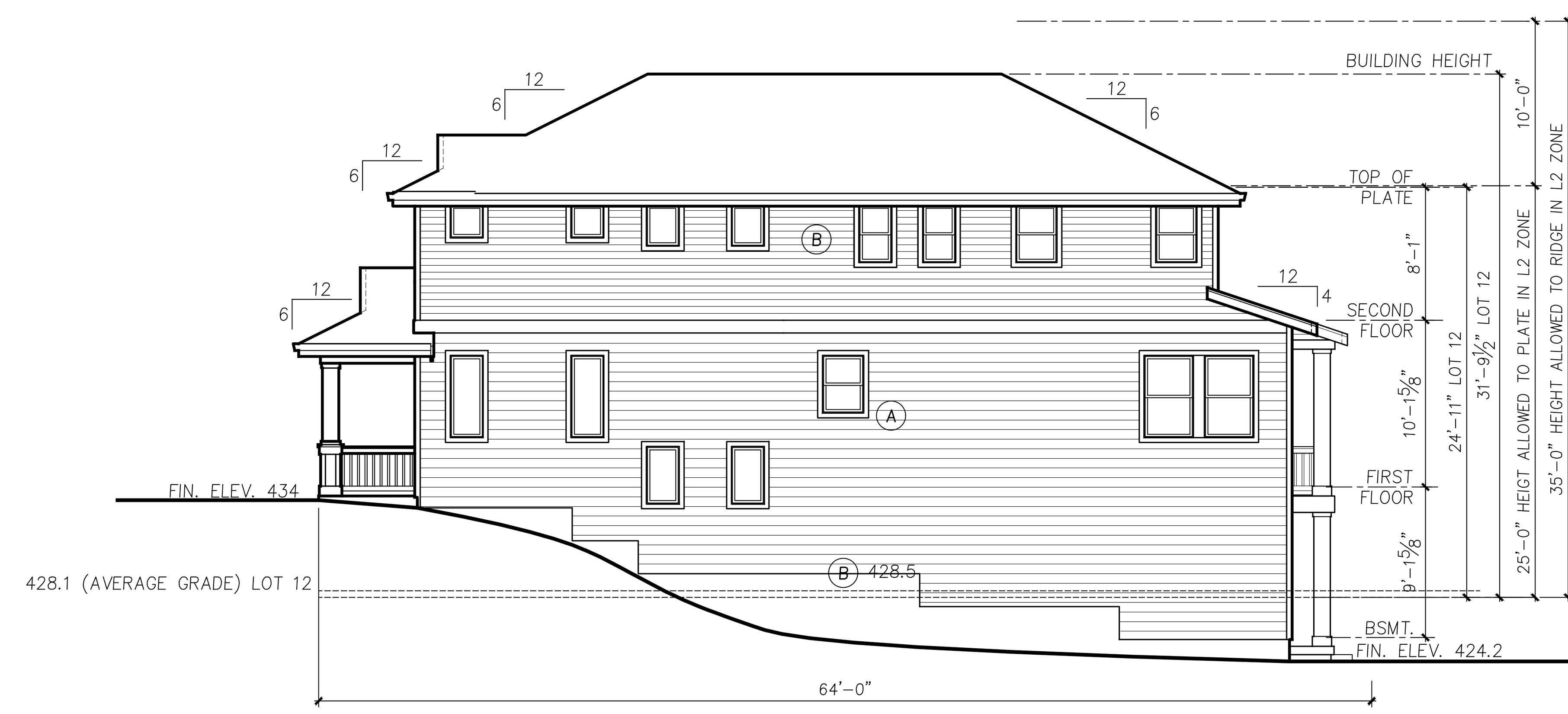
Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.



PLAN 2604-C REAR ELEVATION

1/8" = 1'-0"



PLAN 2604-C LIVING SIDE ELEVATION

1/8" = 1'-0"

1.ADDED AVERAGE GRADE TO ALL ELEVATIONS AND REVISED BUILDING HEIGHT DIMENSIONS.
2.EXHAUST VETS OUTLETS ADDED.

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

Sheet Order: A S D

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STATE OF WASHINGTON

No.	Date	Revision
2	3-8-2016	DPD Corrections
1	9-14-2015	DPD CORRECTION NOTICE 1

PLAN 2604-C Elevations

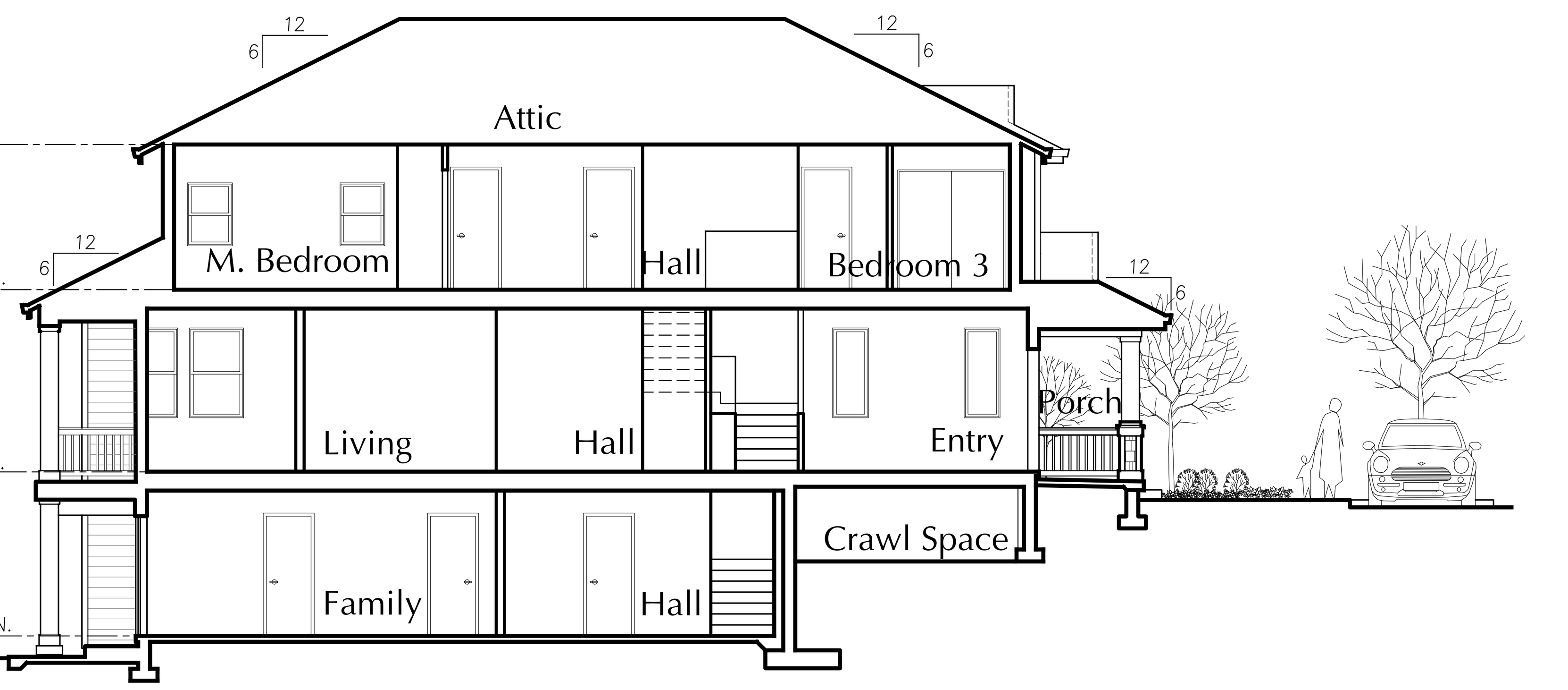
Scale:	Drawn By:	Date:	Date Plotted:
1/8"=1'-0"	DJV/GG	10-02-15	3-14-16

Plan 2604-C
High Point Phase III Block 34
Seattle Washington

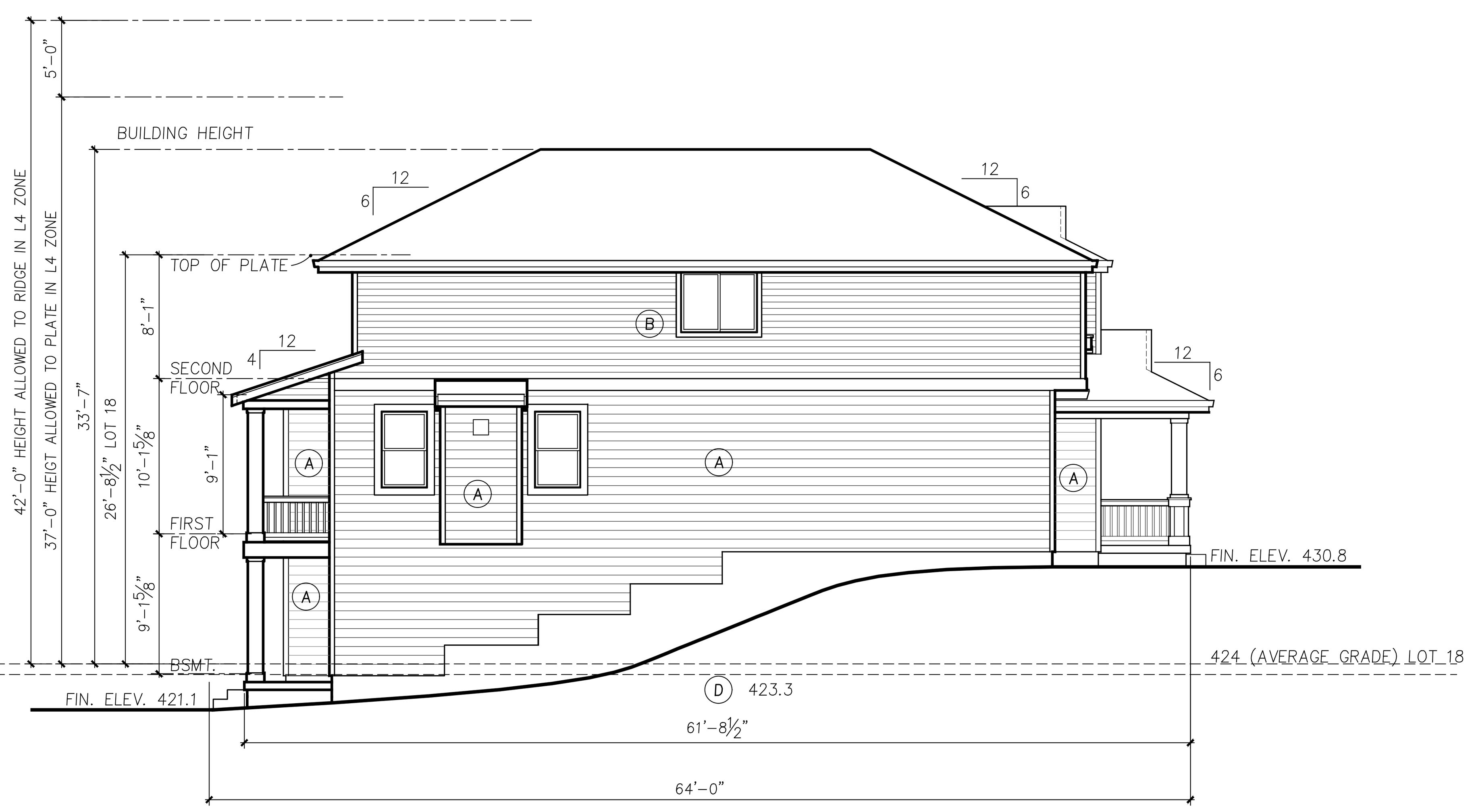
Polygon WLH, LLC

Job No.: 14-05

Sheet No.: A40



PLAN 2604-C ENTRY SECTION A
1/8" = 1'-0"



PLAN 2604-C GARAGE SIDE ELEVATION
1/8" = 1'-0"

PLAN 2604-C FRONT ELEVATION
1/4"=1'-0"

(A) MAIN BODY PAINT COLOR
(B) ACCENT PAINT COLOR

BUILDING 18 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

BUILDING 18 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2							
A		B		C		D	
427.0 * 27.3	+	424.8 * 64.0	+	421.0 * 27.3	+	423.3 * 64.0	
27.3	+	64.0	+	27.3	+	64.0	
11,652.8	+	27,187.2	+	11,489.1	+	27,091.2	
182.6							
77,420.3 / 182.6						=	424.0

NOTE: SEE SHEET S3.1 FOR ENLARGED SITE PLAN

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. **(All existing grades are lower than finished grades).**

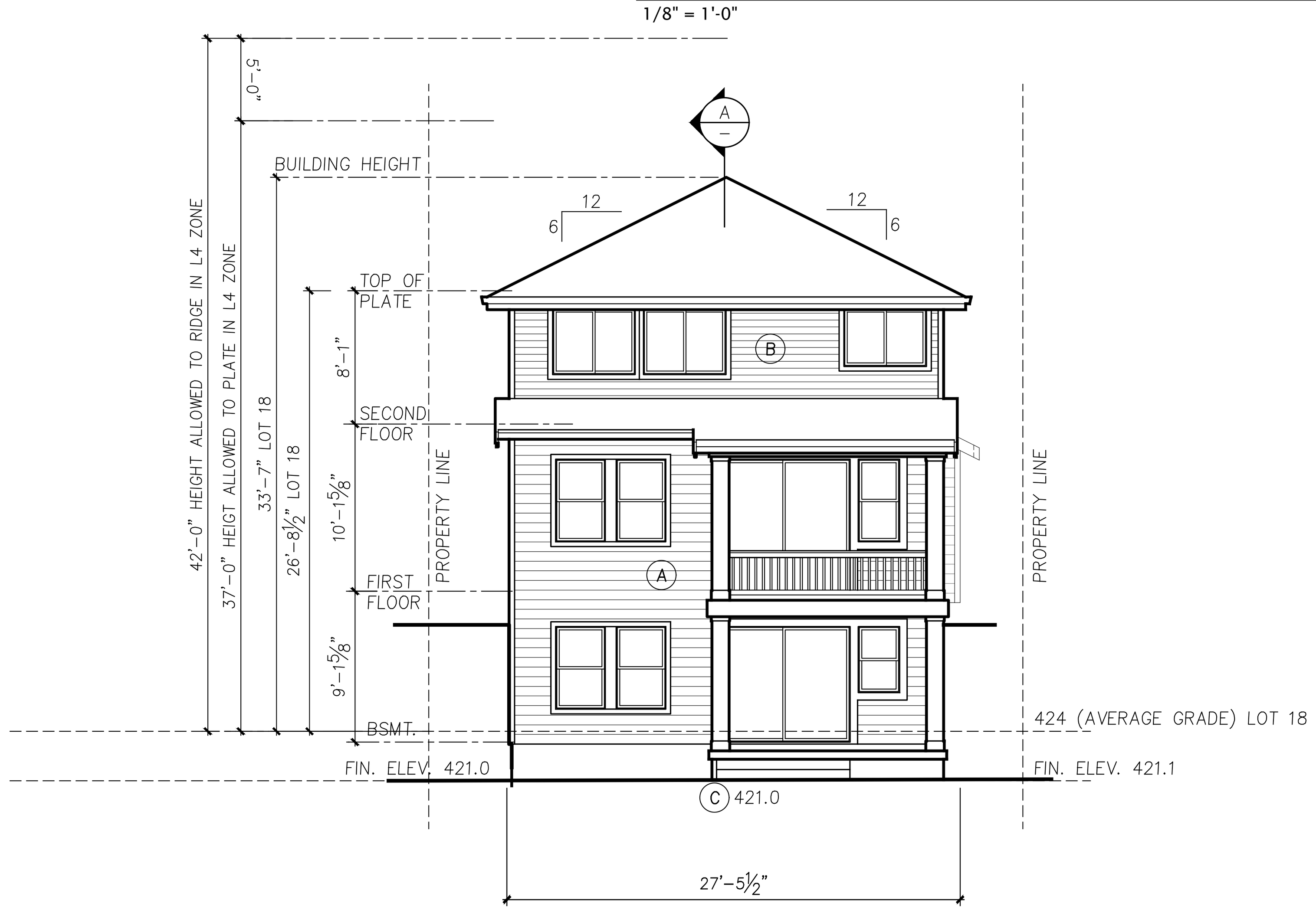
23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs: 1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

ctor's Rule 4-2012 eral rule: Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.



PLAN 2604-C REAR ELEVATION
1/8" = 1'-0"

PLAN 2604-C LIVING SIDE ELEVATION
1/8" = 1'-0"

1.ADDED AVERAGE GRADE TO ALL ELEVATIONS AND REVISED BUILDING HEIGHT DIMENSIONS. (2)
2.EXHAUST VETS OUTLETS ADDED.

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

Sheet Order: A S D

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ROBERT E. WEIBLE
STATE OF WASHINGTON

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1	9-14-2015	DPD CORRECTION NOTICE 1

PLAN 2604-C Elevations

Scale:	Drawn By:	Date:	Date Plotted:
1/8"=1'-0"	DJV/GG	10-02-15	3-14-16

Plan 2604-C
High Point Phase III Block 34
Seattle Washington
Polygon WLH, LLC

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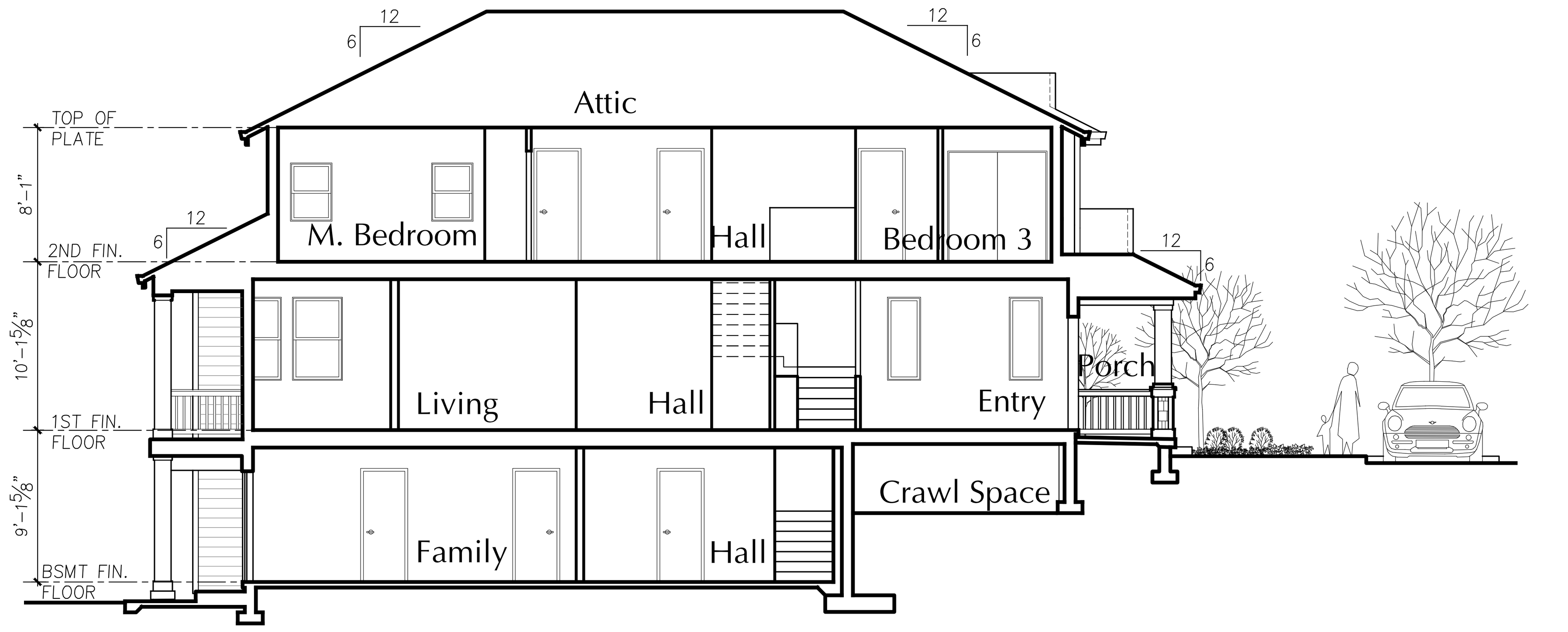
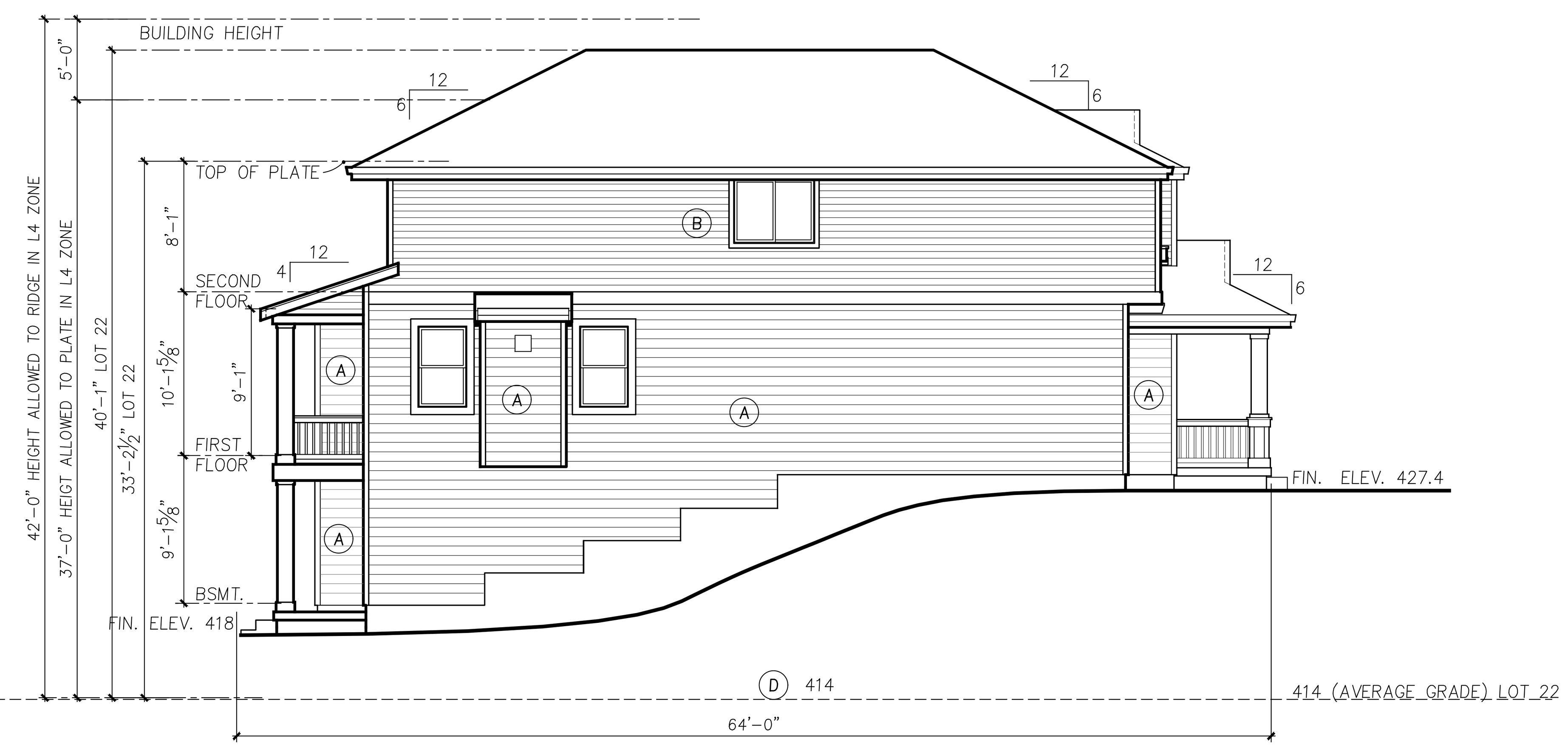
Job No.: 14-05
Sheet No.: **A41**



PLAN 2604-C ENTRY SECTION A

1/8" = 1'-0"



PLAN 2604-C GARAGE SIDE ELEVATION

1/8" = 1'-0"

PLAN 2604-C FRONT ELEVATION

1/4"=1'-0"

BUILDING 22 IS LOCATED IN LOWRISE 4 WITH A HEIGHT LIMIT OF 37' AND AN ADDITIONAL 5' IF ROOF IS 4:12 OR GREATER

(A) MAIN BODY PAINT COLOR

(B) ACCENT PAINT COLOR

BUILDING 22 AVERAGE GRADE CALCULATIONS USING DIRECTOR'S RULE 4-2012 FORMULA #2			
A	B	C	D
419.0 * 27.3 +	414.2 * 64.0 +	408.7 * 27.3 +	414.0 * 64.0
27.3 +	64.0 +	27.3 +	64.0
11,434.5 +	26,508.8 +	11,153.4 +	26,496.0
182.6			
75,592.7 / 182.6		=	414.0

Building Code: 2009 Seattle Municipal Code
Director's Rule 4-2012

23.86.006 The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade.
(All existing grades are lower than finished grades).

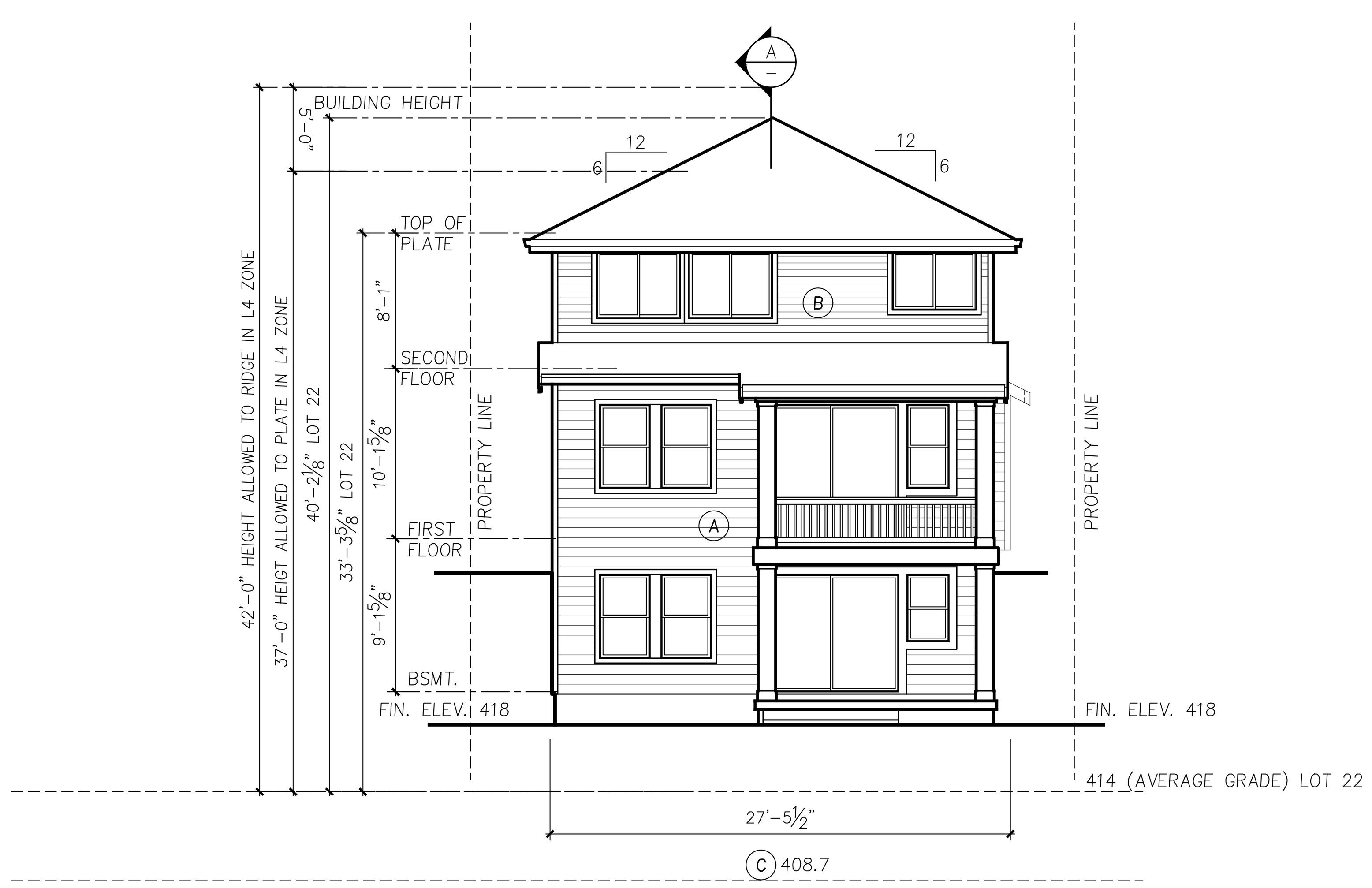
23.45.009 Structure Height Lowrise 2 = Twenty five (25) Feet
Lowrise 4 = Thirty Seven (37) Feet

C. Pitched roofs: 1. Except for cottage housing developments, in Lowrise Duplex/Triplex, Lowrise 1 and Lowrise 2 zones the ridge of pitched roofs on principal structures with a minimum slope of six to twelve (6:12) may extend up to thirty-five (35) feet. The ridge of pitched roofs on principal structures with a minimum slope of four to twelve (4:12) may extend up to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.

3. In Lowrise 3 and Lowrise 4 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 3 zones and thirty-seven (37) feet in Lowrise 4 zones shall be pitched at a rate of not less than four to twelve (4:12).

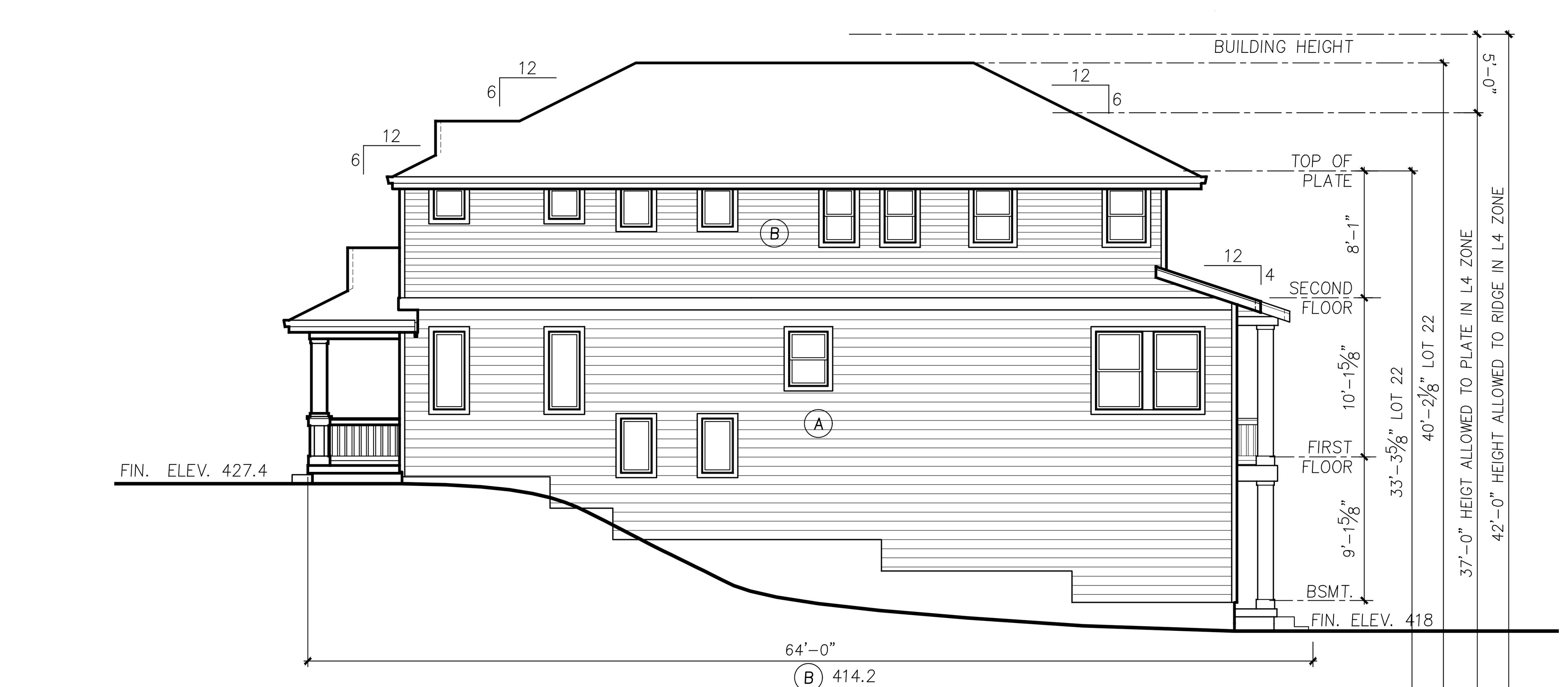
ector's Rule 4-2012
eral rule: Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. **(We have used this formula for all structures).**

Formula 2: Enclosing Rectangle. Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of **existing** lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.



PLAN 2604-C REAR ELEVATION

1/8" = 1'-0"



PLAN 2604-C LIVING SIDE ELEVATION

1/8" = 1'-0"

1.ADDED AVERAGE GRADE TO ALL ELEVATIONS AND REVISED BUILDING HEIGHT DIMENSIONS.
2.EXHAUST VETS OUTLETS ADDED.

- ADDED HEIGHT CALCULATIONS
- ADDED HEIGHT INFO TO ELEVATIONS
- ADDED SECTIONS THROUGH ENTRIES
- ADDED CODE INFORMATION

2

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5052 REGISTERED ARCHITECT
ROBERT E. WEIBLE
STATE OF WASHINGTON

No.	Date	Revision
2	3-8-2016	DPD Corrections
1	9-14-2015	DPD CORRECTION NOTICE 1

PLAN 2604-C Elevations

Scale:	Drawn By:	Date:	Date Plotted:
1/8"=1'-0"	DJV/GG	10-02-15	3-14-16

Plan 2604-C
High Point Phase III Block 34
Seattle Washington

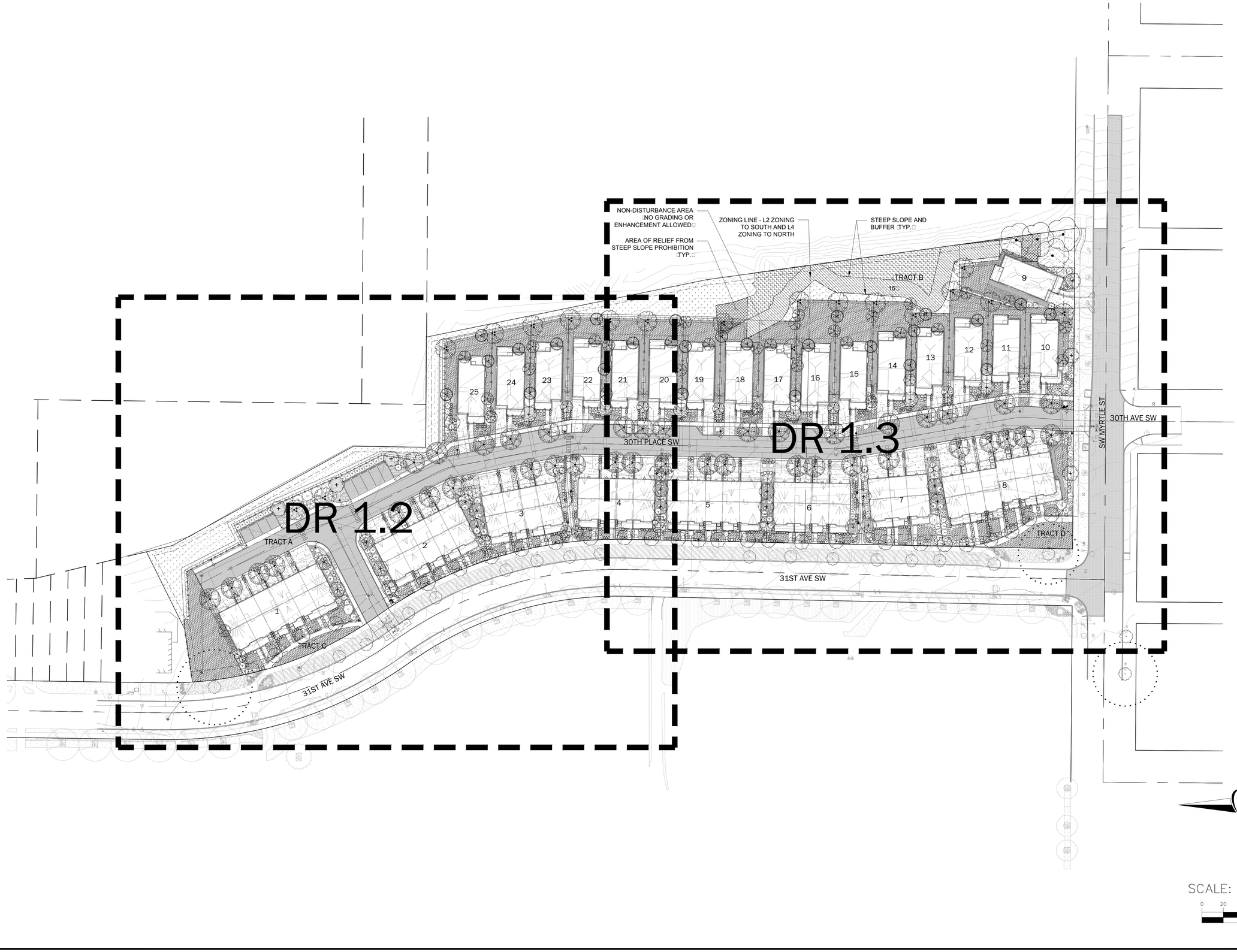
Polygon WLH, LLC

H:\1405\SINGLE FAMILY\2604\2604C.DWG

Job No.: 14-05

Sheet No.: A42

Sheet Order: A S D



SCALE: 1" = 40'

0 20 40 80

NO.	REVISIONS	DATE
1	REVISED PER CLIENT REQUEST	3/15/16
2	REVISED PER ECA REVIEW	5/20/16

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1335
04/17/2016

CORE DESIGN
ENGINEERING - PLANNING - SURVEYING
14711 NE 29th Place, #101
Bellevue, Washington 98007
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COMPOSITE LANDSCAPE PLAN
HIGH POINT DIVISION II, BLOCK 34
POLYGON WLH, LLC
11624 S.E. 5TH ST., SUITE 200
BELLEVUE, WASHINGTON 98005

DATE	FEBRUARY 2016
DESIGNED	CAROLYN E. MULNIX
DRAWN	CAROLYN E. MULNIX
APPROVED	LINDSEY B. SOLORIO, P.L.A.
	GARY R. SHARNBROICH, P.E. PROJECT MANAGER

SHEET	OF
DR 1.1	12

PROJECT NUMBER
14071

LEGEND

- TYPE 1 FENCE
- TYPE 2 FENCE
- TYPE 3 FENCE
- TYPE 3A FENCE
- STOP SIGN
- STREET SIGN □ATTACHED TO LIGHT STANDARD - 8□ABOVE GRADE□
- STREET LIGHT U.S. ARCHITECTURAL LIGHTING FIXTURE DSAP1 SEE DETAIL ON SHEET DR1.7 FOR SPECIFICATIONS□POLE TO MATCH FIXTURE□TO BE SELECTED BY OWNER
- BOLLARD LIGHT □NIGHTSCAPING AP-3540□
- GARAGE LIGHT □GARAGE LIGHTS TO MATCH ARCHITECTURE AND TO BE SELECTED BY OWNER□

MATCH LINE - SHEET DR. 1.3

TYPE 3A FENCE □TYP.□
MULCH □TYP.□
END TYPE 3 FENCE□BEGIN TYPE 3A FENCE
LAWN □TYP.□
ROC□ WALL □TYP.□- SEE CIVIL SHEETS FOR MORE INFORMATION
3'X6'□CONC. WASTE RECEPTACLE PAD □TYP.□
GATE □TYP.□
GRAVEL PATH□DRAINAGE □TYP.□
TYPE 3 FENCE □TYP.□
TYPE 2 FENCE □TYP.□

TRACT B TREES TO REMAIN SHALL NOT BE DISTURBED
DECIDUOUS TREE □TYP.□ ROOT BARRIER TO BE INSTALLED FOR ALL TREES WITHIN 5'□OF WALLS□ROC□ERIES AND UTILITIES
SHRUB □TYP.□
GROUNDCOVER □TYP.□
EROSION CONTROL SEED MIX □TYP.□

25 24 23 22 21 20

30TH PLACE SW

4 3 2 1

TRACT A
TRACT C
LAWN □TYP.

MATCH LINE - SHEET DR. 1.3

BOULDER □TYP.□
EXISTING R.O.W. BIO-SWALE □TYP.□
LAWN □TYP.□
PATH LIGHT □TYP.□
CONC. WAL□ □TYP.□

STREET LIGHT □TYP.□
EXISTING TREE TO REMAIN □TEMPORARY CHAIN LIN□ FENCE TO BE PLACED AROUND DRIP LINE FOR PROTECTION - SEE DETAIL ON SHEET DR1.6□
BEGIN TYPE 3 FENCE
68□
5□
24□
5□

31ST AVE SW

STOP SIGN
TYPE 1 FENCE □TYP.□

SCALE: 1" = 20'
0 10 20 40

NO.	REVISIONS	DATE
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STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1355
04/17/2016

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LANDSCAPE PLAN
HIGH POINT DIVISION II, BLOCK 34
POLYGON WLH, LLC

11624 S.E. 5TH ST., SUITE 200
BELLEVUE, WASHINGTON 98005

DATE	FEBRUARY 2016	
DESIGNED	CAROLYN E. MULNIX	
DRAWN	CAROLYN E. MULNIX	
APPROVED	LINDSEY B. SOLORIO, P.L.A.	GARY R. SHARNBROICH, P.E. PROJECT MANAGER

SHEET	OF
DR 1.2	12

PROJECT NUMBER
14071

LEGEND

TYPE 1 FENCE

TYPE 2 FENCE

TYPE 3 FENCE

TYPE 3A FENCE

STOP SIGN

STREET SIGN
□ATTACHED TO LIGHT STANDARD - 8□ABOVE GRADE□

STREET LIGHT
U.S. ARCHITECTURAL LIGHTING FIXTURE DSAP1 SEE DETAIL ON SHEET DR1.7 FOR SPECIFICATIONS□POLE TO MATCH FIXTURE□□TO BE SELECTED BY OWNER

BOLLARD LIGHT
□NIGHTSCAPING AP-3540□

GARAGE LIGHT
□GARAGE LIGHTS TO MATCH ARCHITECTURE□AND TO BE SELECTED BY OWNER□

AREA OF RELIEF FROM STEEP SLOPE PROHIBITION □TYP.□

NON-DISTURBANCE AREA □NO GRADING OR ENHANCEMENT ALLOWED□

ZONING LINE - L2 ZONING TO SOUTH AND L4 ZONING TO NORTH

TRACT B TREES TO REMAIN SHALL NOT BE DISTURBED

TYPE 3A FENCE □TYP.□

STEEP SLOPE AND BUFFER □TYP.□

TYPE 2 FENCE TO MEET TYPE 3A FENCE

END TYPE 3A FENCE□BEGIN TYPE 3 FENCE

ROC□ WALL □TYP.□- SEE CIVIL SHEETS FOR MORE INFORMATION

EROSION CONTROL SEED MIX □TYP.□

TYPE 2 FENCE □TYP.□

TRACT B

15□

9

21 20 19 18 17 16 15 14 13 12 11 10

30TH PLACE SW

4 5 6 7 8

TRACT D

LAWN □TYP.

60□

31ST AVE SW

30TH AVE SW

SW MYRTLE ST

5□ 10□ 5□ 5□ 20□ 5□

TYPE 3 FENCE □TYP.□

SHRUB □TYP.□

MULCH □TYP.□

GRAVEL PATH□DRAINAGE □TYP.□

3'X6'□CONC. WASTE RECEPTACLE PAD □TYP.□

GROUNDCOVER □TYP.□

STREET LIGHT □TYP.□

STOP SIGN

BEGIN TYPE 3 FENCE

DECIDUOUS TREE □TYP.□ ROOT BARRIER TO BE INSTALLED FOR ALL TREES WITHIN 5□OF WALLS□ ROC□ERIES AND UTILITIES

END TYPE 3 FENCE□BEGIN TYPE 1 FENCE

LAWN □TYP.□

PATH LIGHT □TYP.□

CONC. WAL□ □TYP.□

BOULDER □TYP.□

EXISTING R.O.W. BIO-SWALE □TYP.□

TYPE 1 FENCE □TYP.□

GATE □TYP.□

EXISTING TREE TO REMAIN □TEMPORARY CHAIN LIN□ FENCE TO BE PLACED AROUND DRIP LINE FOR PROTECTION - SEE DETAIL ON SHEET DR1.6□

MATCH LINE - SHEET DR. 1.2

MATCH LINE - SHEET DR. 1.2

SCALE: 1" = 20'

0 10 20 40

NO.	REVISIONS	DATE
1.	REVISED PER CLIENT REQUEST	3/15/16
2.	REVISED PER ECA REVIEW	5/20/16

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
LINDSEY BENNETT SOLORIO
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LANDSCAPE PLAN
HIGH POINT DIVISION II, BLOCK 34
POLYGON WLH, LLC
11624 S.E. 5TH ST., SUITE 200
BELLEVUE, WASHINGTON 98005

DATE	FEBRUARY 2016
DESIGNED	CAROLYN E. MULNIX
DRAWN	CAROLYN E. MULNIX
APPROVED	LINDSEY B. SOLORIO, P.L.A.
	GARY R. SHARNBROICH, P.E. PROJECT MANAGER

SHEET	OF
DR 1.3	12

PROJECT NUMBER
14071

PLANTING SPECIFICATIONS

JOB CONDITIONS

1. SCOPE OF WORK: THE WORK OF THIS SECTION INCLUDES ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR: FINISH GRADING, TOPSOIL PLACEMENT AND SOIL PREPARATION, PLANTING OF TREES, SHRUBS, GROUNDCOVERS AND ACCENT PLANTINGS, MULCHING, SEEDING AND SODDING, PROTECTION, GUARANTEE AND REPLACEMENT, AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK INDICATED ON THE DRAWINGS AND/OR SPECIFIED.

2. INSPECTION: ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL OF THE OWNER. REPAIR AND/OR REPLACE ITEMS AS DIRECTED BY OWNER AT NO ADDITIONAL COST. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE LANDSCAPE ARCHITECT WHEN A SITE REVIEW IS DESIRED.
A. THE FOLLOWING SITE REVIEWS ARE REQUIRED, AND SHALL BE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE:
- ROUGH GRADES: PRIOR TO PLACEMENT OF TOPSOIL OR SOIL AMENDMENTS.
- FINISH GRADES: PRIOR TO ANY PLANTING, SODDING OR SEEDING.
- PLANT MATERIAL AND PLANT LOCATIONS: REVIEW AND ACCEPT MATERIAL ON SITE PRIOR TO INSTALLATION. REMOVE UNSATISFACTORY MATERIAL FROM THE SITE IMMEDIATELY. REVIEW, ADJUST AND APPROVE PLANT LOCATIONS PRIOR TO INSTALLATION.

B. PROVISIONAL REVIEW (PUNCH LIST): UPON COMPLETION OF ALL PLANTING AND ALL OTHER WORK REQUIRED UNDER THIS CONTRACT, THE CONTRACTOR SHALL REQUEST A PROVISIONAL REVIEW.
C. FINAL REVIEW (ACCEPTANCE): UPON COMPLETION OF ALL PUNCH LIST ITEMS AND OTHER WORK REQUIRED UNDER THIS CONTRACT. DATE OF ACCEPTANCE SHALL ESTABLISH THE BEGINNING OF THE MAINTENANCE AND GUARANTEE PERIOD.

3. SUBMITTALS: SUBMIT ITEMS A, V, AND C WITHIN 30 DAYS OF AWARD OF BID.
A. SUBMIT PLANT PROCUREMENT LISTS: EVIDENCE THAT ALL PLANT MATERIAL HAS BEEN SECURE.
B. SUBMIT ONE ½ GAL. SAMPLE OF PROPOSED IMPORTED TOPSOIL (IF USED IN LIEU OF ON-SITE SOIL).
C. SUBMIT TOPSOIL LAB TEST RESULTS AND RECOMMENDATIONS.
D. SUBMIT RECORD DRAWINGS, REPRODUCIBLE PRINT SHOWING SITE DEVELOPMENT REVISIONS (SUCH AS NEW SIDEWALK PATH, PATH, FENCE, SITE LIGHTING LOCATIONS) AND MAJOR VARIATIONS IN PLANTING TYPES OR AREAS (SUCH AS CHANGE IN SPECIES FOR STREET TREE PLANTINGS AND/OR FOUNDATIONS.

4. PROTECTION: SAVE AND PROTECT ALL SURROUNDING WORK AND VEGETATION TO BE RETAINED ON SITE. DO NOT DISTURB AREA OUTSIDE LIMITS OF NEW WORK. ERECT CONSTRUCTION FENCING AND FLAG AREAS AROUND VEGETATION TO BE SAVED TO PREVENT INTRUSIONS INTO AREA. MAINTAIN ON SITE VEGETATION DURING CONSTRUCTION. STORE NO MATERIALS IN AREAS WHERE VEGETATION IS BEING RETAINED. KEEP ALL EQUIPMENT OUTSIDE OF TREE DRIP ZONES

5. REPAIR: DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO CURBS, PAVING, LIGHTING, AND STRUCTURES TO SATISFACTION OF OWNER, AT NO ADDITIONAL COST.

6. GUARANTEE (MAINTENANCE): GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER. GUARANTEE LAWNS UNTIL LAWN IS SOLID (FULL WITH NO BARE AREAS OVER 3" SQUARE), WEEDS ARE GONE AND ACTIVE, VIGOROUS GROWTH IS EVIDENT. GUARANTEE ROUGH SEEDED AND EROSION CONTROL SEEDED AREAS UNTIL GRASS AREAS ARE FILLED WITH NO BARE SPOTS OVER 10" SQUARE. MAINTAIN ALL PLANTING AND SODDED /SEEDED AREAS UNTIL FINAL ACCEPTANCE OF ENTIRE JOB. DURING THE GUARANTEE PERIOD, ALL DEAD, DYING, DISEASED, BROKEN OR STOLEN PLANT MATERIALS SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. USE SPECIFIED PLANTS AND PLANT AS SPECIFIED. GUARANTEE REPLACEMENT PLANTS UNTIL ACTIVE, HEALTHY GROWTH IS EVIDENT. DURING GUARANTEE PERIOD, CONTRACTOR SHALL NOT BE RESPONSIBLE FOR REPLACING PLANTS DESTROYED BY VANDALISM OR ACCIDENTS CAUSED BY VEHICLES OTHER THAN THE CONTRACTOR'S, OR ACTS OF GOD, PROVIDED THAT THE CONTRACTOR HAS EXERCISED DUE CARE TO PROTECT WORK.

7. PRODUCT STORAGE /EROSION CONTROL:
A. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE EROSION CONTROL MEASURES TO ENSURE SOILS IMPORTED OR DISTURBED BY THE CONTRACTOR DO NOT BECOME INTERBORNE.
B. CONTRACTOR SHALL NOT STORE (EITHER TEMPORARY OR FOR LONG TERM) ANY SOILER MULCH MATERIAL COVERED NIGHTLY OR AT ALL TIMES DURING RAINFALL.
C. CONTRACTOR SHALL SWEEP AND CLEAN ALL SURFACES DAILY TO REMOVE TOPSOIL AND MULCH, WASHING SURFACES WITH WATER IS NOT PERMITTED.

MATERIALS

1. PLANT MATERIALS: PLANTS SHALL BE WASHINGTON GRADE NO. 1, SIZE IN ACCORDANCE WITH AAN STANDARDS, HEALTHY, VIGOROUS, FREE FROM ALL DISEASE, PEST OR INJURY. DO NOT PRUNE OR TOP PRIOR TO DELIVERY TO SITE. CONT. INDICATES CONTAINER. SUBSTITUTIONS ARE STRONGLY DISCOURAGED, AND SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON SITE.

2. TOPSOIL: USE IMPORTED, SCREENED SANDY LOAM RICH IN ORGANICS AS APPROVED, AND AMENDED PER SOILS LAB TEST RESULTS, OR USE PACIFIC TOPSOIL'S WINTER MIX, SUBJECT TO APPROVAL BY OWNER.

3. PLANTING BACKFILL (FOR ALL PLANT MATERIAL): 25% EXISTING NATIVE SOIL, 50% NEW TOPSOIL, 25% ORGANIC COMPOST, 7/8" MINUS. APPROVED COMPOST SOURCES: CEDAR GROVE, OR PACIFIC TOPSOIL'S COMP. MULCH, OR APPROVED EQUAL. MIX THOROUGHLY.

4. BARK MULCH: MEDIUM-FINE GROUND BARK FROM FIR OR HEMLOCK (NO PINE). MULCH ALL NEW PLANTING AREAS TO MIN. 2" COMPACTED DEPTH.

5. FERTILIZER:
TREES AND SHRUBS:
AGRIFORM TABS: 4 PER TREE, 2 PER SHRUB, 1 PER GROUNDCOVER PLUS 4 OZ. TRANSPLANTER PER TREE, 2 OZ. PER SHRUB.
LAWN AREAS:
PROVIDE BALANCED FORMULA APPROPRIATE TO AREA APPLIED AT THE RATE RECOMMENDED BY MANUFACTURER PRIOR TO SEEDING. SUBMIT CUT SHEET OF FERTILIZER COMPONENTS TO OWNER FOR APPROVAL.

6. HERBICIDE: APPLY PRE-EMERGENT HERBICIDE (CASARON OR APPROVED EQUAL) TO ALL NEW PLANTING AREAS (EXCEPT BIOSWALES, WATER QUALITY PONDS AND NATIVE AREAS) PER MANUFACTURER'S RECOMMENDED INSTRUCTIONS AND RATE. NOTIFY OWNER'S REPRESENTATIVE 2 DAYS PRIOR TO APPLICATION, AND SAVE DELIVERY RECEIPTS FOR VERIFICATION, IF REQUESTED.

7. SOD: MATURE, THICK, #1 QUALITY TURF, FREE OF WEEDS, POA AND INSECT INFESTATIONS. BLEND OF PERENNIAL RYEGRASS AND OTHER SPECIES BEST SUITED FOR THE PACIFIC NORTHWEST, AS APPROVED.

8. SEEDED LAWN: TURF GRASS: 70% TURF TYPE PERENNIAL RYE COMPOSED OF 50% CITATION II AND 50% DERBY, 20% FINE FESCUES, 10% IMPROVED KENTUCKY BLUEGRASS, BY WEIGHT. ALL SEED MINIMUM 98% PURE AND 90% GERMINATION. SEED AT A RATE OF 8 LBS. /S.F.

9. ROUGH GRASS /WILDFLOWER SEEDING: BARCLAY LO-GRO PERENNIAL RYE GRASS - AVAILABLE THROUGH D.F. MARK'S, WOODINVILLE, WA. SEED AT A MINIMUM RATE OF 8 LBS. /ACRE. FOR WILDFLOWER SEEDED AREAS USE D.F. MARK'S "PNW WILDFLOWERS PLUS GRASSES" MIX. SEED AT A MINIMUM RATE OF 1 LB. /2400 S.F.

10. EROSION CONTROL SEEDING: KING COUNTY STANDARD EROSION CONTROL MIX (20% REDTOP, 40% ANNUAL RYE, 40% CHEWINGS FESCUE). SEED AT A RATE OF 80 LBS. /1000 S.F.

11. WETLAND SEEDING: BRIARGREEN FRESH WATER WETLANDS MIX - AVAILABLE THROUGH BRIARGREEN, KENT, WA. SEED AT A RATE OF 5LBS. / 1000 S.F.

12. HYDROMULCH: ECO-FIBER OR ACCEPTED ALTERNATE AT MIN RATE OF 2000 LBS. /ACRE.

13. TACKIFIER: USE J-TAC OR ACCEPTED ALTERNATE AT MIN. RATE OF 40 LBS. /ACRE ON ALL SEEDED SLOPED AREAS EXCEEDING 4:1 SLOPE.

14. JUTE MATTING: COIR BLANKET. HEAVY DUTY, MAXIMUM 3 X 4" OPENINGS INCLUDING STEEL STABLES, MINIMUM 6" LONG.

INSTALLATION

1. GENERAL: PRIOR TO STARTING WORK, CONTRACTOR AND HIS SITE FOREMAN SHALL ATTEND A PRECONSTRUCTION CONFERENCE WITH OWNER'S PROJECT MANAGER, SITE SUPERINTENDENT AND LANDSCAPE ARCHITECT.

2. CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS (SUBGRADES, DRAINAGE, AND OTHER SITE WORK) AND VERIFY THAT SITE WORK IS ACCEPTABLE FOR THE INSTALLATION OF THIS WORK. REPORT ALL UNACCEPTABLE CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. BEGINNING OF WORK ON PROJECT OR PROJECT PHASE INDICATES THE CONTRACTOR HAS ACCEPTED SUBGRADES AND OTHER EXISTING SITE CONDITIONS AS READY FOR THE WORK OF THIS CONTRACT, AND THAT THE OWNER WILL NOT BE CHARGED EXTRA COSTS DUE TO SITE CONDITION IMPACTS /CORRECTIONS BY THE CONTRACTOR.

4. PREPARATION FOR PLANTING /SEEDING /SODDING: PLACE MINIMUM 4" DEPTH (LIGHTLY COMPACTED) UP TO 80% DRY DENSITY OF NEW TOPSOIL AND ANY SOIL AMENDMENTS IN ALL NEW PLANTING AREAS, SEEDED /SODDED LAWN, ROUGH GRASS, AND WILDFLOWER SEEDED AREAS. A THIN LAYER OF TOPSOIL RECOMMENDED BUT NOT REQUIRED IN ROUGH GRASS AND EROSION CENTRAL SEEDED AREAS. REMOVE ALL ROCKS AND FOREIGN OBJECTS OVER 1" IN DIAMETER FROM UPPER 3" OF TOPSOIL.

5. FINISH GRADING: FINISH GRADES TO BE ½" BELOW ADJACENT PAVED AREAS AND 2" BELOW TOP OF WALL IN RAISED PLANTERS. RAKE AND PERFORM OTHER FINISH GRADE OPERATIONS AS NECESSARY TO ESTABLISH ELEVATIONS AND BERMS SHOWN ON THE DRAWINGS, INSURING THAT NO LOW SPOTS AND OTHER OBSTRUCTIONS TO DRAINAGE ARE PRESENT. INSURE POSITIVE DRAINAGE AWAY FROM BUILDING OR TOWARD DRAINAGE SWALE OR STRUCTURE ARE MINIMUM 2% SLOPE. CROWN ALL FLAT AREAS MINIMUM 6" TO IMPROVE APPEARANCE AND DRAINAGE OF BEDS. NOTIFY GENERAL CONTRACTOR IMMEDIATELY OF ADVERSE DRAINAGE CONDITIONS AND TAKE CORRECTIVE STEPS INCLUDING MOUNDING OF MATERIAL OR ADDITIONAL FINE GRADING.

6. LAYOUT SITE FEATURES: WALKS, FENCES, BEDLINES, ETC. FOR REVIEW AND ADJUSTMENT BY OWNER'S REPRESENTATIVE.

7. TREES: STAKE TREE LOCATIONS OR ARRANGE TREES ON SITE IN PROPOSED LOCATIONS FOR APPROVAL BY OWNER. EXCAVATE PIT AS PER DETAIL. ALL TREES AND SUPPORTS TO STAND VERTICAL. PROVIDE A NEAT 2' DIAMETER MULCHED CIRCLE AROUND EACH TREE IN LAWN AREAS. PROVIDE FOR POSITIVE DRAINAGE AWAY FROM ROOTBALL UNLESS OTHERWISE NOTED.

8. SHRUBS: EXCAVATE SHRUB PITS TO 6" BELOW, AND MINIMUM TWICE THE ROOTBALL DIAMETER. ADD FERTILIZER PRIOR TO BACKFILLING. TAKE CARE TO WATER THOROUGHLY AND PREVENT ROOT DAMAGE. PLANT SHRUBS AT SPACING INDICATED IN SCHEDULE OR SHOWN ON PLAN, EVENLY SPACED ARRANGEMENTS. MULCH ALL PLANTING AREAS TO A MINIMUM 2" COMPACTED DEPTH.

9. GROUND COVER: EXCAVATE PITS MIN. 3" BELOW AND TWICE THE ROOTBALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO INSURE THAT ROOT CROWN IS AT PROPER GRADE AFTER MULCHING. MULCH ALL GROUNDCOVER AREAS TO A MINIMUM 2" COMPACTED DEPTH.

10. AMENDMENTS FOR LAWN/SOD AREAS: UNIFORMLY APPLY DOLOMITE LIME AT A RATE OF 50 LBS PER 1000 SQUARE FEET AND BALANCED FERTILIZER AT RECOMMENDED FORMULA AND RATE BEFORE SEEDING OR SODDING.

11. SODDED LAWN: LAY FRESH SOD WITH TIGHT, STAGGERED JOINTS IN A RUNNING BOND PATTERN. IN SLOPED AREAS, LAY SOD UP AND DOWN SLOPE. TRIM EDGES ADJACENT TO WALKS, CURBS, ETC. FOR A NEAT, TIGHT FIT. AFTER INITIAL WATERING HAS SETTLED OUT, ROLL DIAGONALLY WITH A 300 LB. ROLLER. WATER DEEPLY AGAIN AFTER ROLLING. REPAIR ANY DEPRESSIONS AND FILL ANY GAPS, WHICH DEVELOP THROUGH THE GUARANTEE PERIOD.

12. SEEDED LAWN, ROUGH GRASS, AND EROSION CONTROL SEEDING: ROLL AREAS BOTH DIRECTIONS WITH A 300 LB. ROLLER. ADD TOPSOIL WHERE NECESSARY TO FILL DEPRESSIONS AND CREATE POSITIVE DRAINAGE. SEED USING SPECIFIED MIX WITH HYDROMULCH, EMULSIFIER AND FERTILIZER. USE J-TAC OR ACCEPTED ALTERNATE ON ALL SEEDED SLOPED AREAS EXCEEDING 4:1 SLOPE. PROTECT AREAS FROM EROSION AND DAMAGE DURING ESTABLISHMENT PERIOD. PRIOR TO SEEDING, WATER AREA TO A MINIMUM DEPTH OF 6". RE-SEED ANY BARE LAWN AREAS OVER 3" SQUARE, AND ANY BARE ROUGH GRASS OVER 10" SQUARE, AND IMMEDIATELY REPAIR ANY SETTLEMENT TO PROVIDE A FULL, EVEN, VIGOROUS STAND OF GRASS.

13. JUTE MATTING/WOVEN COIR MAT: INSTALL ON SLOPES 2:1 OR STEEPER PRIOR TO PLANTING AND SEEDING. INSTALL PER MANUFACTURER'S INSTRUCTIONS, INCLUDING OVERLAPPING SALVAGES AND INSTALLATION OF STEEL STAPLES.

CLEAN UP

1. CLEAN UP ALL LITTER, SOIL ON WALKS, CLIPPINGS, ETC., RAKE OUT BEDS AND LEAVE SITE IN A SPOTLESS CONDITIONS. ADJUST TREE GUYING. REMOVE FLAG LABELS FROM ALL PLAN MATERIALS (EXCEPT FOR PERENNIAL ACCENTS - LEAVE ONE PER GROUPING).

IRRIGATION SPECIFICATIONS

GENERAL REQUIREMENTS /JOB CONDITIONS

1.) SCOPE:
WORK INCLUDES ALL DESIGN, LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO COMPLETE THE IRRIGATION SYSTEM, BALANCED AND READY FOR OPERATION AS SPECIFIED. PROVIDE AUTOMATIC SYSTEM IN ALL LANDSCAPED, SODDED AND SEEDED AREAS INDICATED ON PLAN PROVIDED BY OWNER.

2.) CODES AND ORDINANCES:
ALL LOCAL, MUNICIPAL, AND STATE LAWS, RULES, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS.

3.) SUBMITTALS:
PRODUCTS AND MATERIALS: IMMEDIATELY AFTER AWARD OF CONTRACT, SUBMIT CUT SHEETS FOR THOSE PRODUCTS NOT SPECIFIED BY MANUFACTURER OR THOSE SUBMITTED FOR APPROVAL.

4.) PERMITS AND FEES:
OWNER WILL OBTAIN ALL PERMITS AND PAY ALL FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK, CONTRACTOR TO ARRANGE FOR INSPECTIONS, TESTING, AND CERTIFICATION IF REQUIRED.

5.) IRRIGATION BIDDER DESIGN SHOP DRAWINGS:
CONTRACTOR SHALL PREPARE A COMPLETE SET OF SHOP DRAWINGS FOR THE ENTIRE SYSTEM FOR APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT IRRIGATION DESIGN DRAWINGS AND HYDRAULIC CALCULATIONS A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF IRRIGATION SYSTEM INSTALLATION FOR REVIEW BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT WILL REVIEW DRAWINGS FOR NOT MORE THAN A ONE (1) WEEK PERIOD AND SUBMIT COMMENTS TO THE CONTRACTOR. APPROVAL OF PLANS AND MATERIALS BY THE LANDSCAPE ARCHITECT DOES NOT CHANGE THE CONTRACTOR'S RESPONSIBILITY FOR THE DESIGN AND INSTALLATION OF A PROPERLY WORKING SYSTEM. CONSTRUCTION WORK WILL NOT PROCEED UNTIL THE DESIGN REVIEW PROCESS IS COMPLETE. SUBMIT PRODUCT DATA WITH DESIGN PLAN. INCLUDE DATA FOR ALL SUBSTITUTE PRODUCTS TO BE PROPOSED FOR USE IN THIS SYSTEM. INCLUDE MATERIAL SHOWING MANUFACTURER'S NAME, CATALOG CUTS, TECHNICAL DATA, AND MANUFACTURER'S INSTALLATION, OPERATION, AND MAINTENANCE INSTRUCTIONS FOR EACH PRODUCT. SHOP DRAWINGS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS:

1.) PIPING LAYOUT AND SIZING FOR BOTH MAIN AND LATERALS
2.) VALVE TYPES, SIZES AND LOCATIONS.
3.) LOCATIONS FOR MANUAL DRAINS AND QUICK COUPLERS.
4.) POINT OF CONNECTION SHOWING BACKFLOW PREVENTION DEVICE, STRAINER, PRESSURE REGULATOR, AND SHUT-OFF VALVE.
5.) HEAD TYPES AND LOCATIONS (USE DIFFERENT SYMBOLS FOR EACH HEAD TYPE AND EACH PATTERN OF SPRAY)

THE ABOVE ITEMS SHALL BE INCLUDED ON A SYMBOL LEGEND. THE SHOP DRAWING SHALL BE SUBMITTED ON A 24"x36" REPRODUCIBLE SHEET, DRAWN IN PENCIL OR INK WITHOUT COLOR FOR DIFFERENTIATION, AND SHALL BE NEAT AND LEGIBLE.

6.) AS-BUILT DRAWINGS:
FURNISH THE OWNER WITH TWO SETS OF BLUELINEPRINTS SHOWING ALL IRRIGATION WORK REQUIRED UNDER THIS CONTRACT. RECORD ON THESE PRINTS, ON A DAILY BASIS, ALL CHANGES MADE DURING THE ACTUAL INSTALLATION OF THE SYSTEM. AS-BUILTS ARE TO BE ON-SITE AT ALL TIMES FOR REVIEW.

7.) OPERATIONS MANUAL:
TWO MANUALS, BOUND IN HARDBACK COVER, SHALL BE SUBMITTED FOR APPROVAL AT THE TIME OF PRESSURE TESTING. IT SHALL INCLUDE AS A MINIMUM THE FOLLOWING INFORMATION FOR ALL ITEMS USED ON THE SYSTEM:

1.) LIST OF AUTHORIZED DISTRIBUTORS AND SERVICE REPRESENTATIVES FOR EACH PIECE OF IRRIGATION EQUIPMENT, INCLUDING NAMES, ADDRESSES, AND PHONE NUMBERS.
2.) GUARANTEE/WARRANTY CERTIFICATES.
3.) INSTRUCTION MANUALS.
4.) PARTS LISTS FOR EACH ITEM WITH EXPLODED VIEWS OF EACH ITEM SHOWING PART NUMBERS
5.) COMPLETE TROUBLE-SHOOTING GUIDE TO COMMON IRRIGATION PROBLEMS.
6.) WINTERIZATION AND SPRING START-UP PROCEDURES.
7.) BACKFLOW PREVENTOR TEST CERTIFICATION.

8.) COORDINATION WITH OTHERS:
1.) WATER SOURCE: COORDINATE WITH GENERAL CONTRACTOR.
2.) SLEEVING: REFER TO SLEEVING SECTION
3.) OTHER TRADES: COORDINATE ALL WORK WITH THAT OF OTHER TRADES
4.) AVAILABLE WATER PRESSURE: VERIFY WATER PRESSURE AT POINT OF CONNECTION PRIOR TO SHOP DRAWING SUBMITTAL. SYSTEM DESIGN SHALL TAKE INTO ACCOUNT ALL PRESSURE LOSSES FROM POINT OF CONNECTION TO FARTHEST HEAD IN SYSTEM.

9.) PROTECTION:
PROTECT WORK, ADJACENT PROPERTY, PUBLIC, AND BE RESPONSIBLE FOR ANY DAMAGE OR INJURY ARISING FROM THIS CONTRACT. REVIEW ALL UTILITY, IRRIGATION, MECHANICAL, AND ELECTRICAL PLANS, SO THAT DIGGING/DRILLING OPERATIONS DO NOT DAMAGE LINES. REPLACE OR REPAIR AT CONTRACTOR'S EXPENSE ANYTHING DAMAGED AS A RESULT OF CONTRACTOR'S OPERATIONS, IN A MANNER SATISFACTORY TO THE OWNERS, BEFORE FINAL PAYMENT IS MADE.

10.) GUARANTEE:
GUARANTEE THE SATISFACTORY OPERATION OF EQUIPMENT, MATERIALS, AND WORKMANSHIP, INCLUDING THE RESTORATION OF THE AREA FOR A PERIOD OF ONE YEAR FROM THE DATE OF ITS ACCEPTANCE. REPAIR OR REPLACE ANY DEFECT IN EQUIPMENT OR WORKMANSHIP OCCURRING WITHIN THAT YEAR PROMPTLY, UPON NOTIFICATION, AT CONTRACTOR'S EXPENSE.

PRODUCTS AND MATERIALS

1.) MATERIALS AND SUBSTITUTIONS:
ALL MATERIALS TO BE INCORPORATED IN THIS SYSTEM SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS AND OF QUALITY AND PERFORMANCE AS SPECIFIED, AND MEETING THE REQUIREMENTS OF THE SYSTEM.

1.) NO SUBSTITUTIONS OF SMALLER PIPE SIZES WILL BE PERMITTED BUT SUBSTITUTIONS OF LARGE SIZES OF SAME TYPE AT NO EXTRA COST WITH APPROVAL ARE ACCEPTABLE.
2.) NO SUBSTITUTIONS WILL BE PERMITTED WHICH HAVE NOT BEEN SUBMITTED FOR PRIOR WRITTEN APPROVAL.

2.) METER:
PER LOCAL CODE, ALL METERS WILL BE PERMITTED IN PLACE, BY OWNER.

3.) BACKFLOW PREVENTER:
OWNER WILL PROVIDE TOW BACKFLOW PREVENTERS FOR INSTALLATION BY CONTRACTOR IN BOULEVARD/OPEN SPACE AREAS. CONTRACTOR TO VERIFY SIZE AND MODELS AVAILABLE PRIOR TO IRRIGATION DESIGN.

4.) PVC PIPE AND FITTINGS:
1.) PVC PIPE AND FITTINGS SHALL BE PVC COMPOUND TYPE 1, GRADE 1, OR TYPE 1, GRADE 2, CONFORMING TO ASTM 1784. ALL FITTINGS SHALL BE SCHEDULE 40 UNLESS OTHERWISE NOTED.
2.) PVC SOLVENT WELD PIPE: PVC 1120 AND 1220 MATERIAL, 200 PSI MINIMUM PRESSURE RATING WITH SDR 21 WALLS WHICH CONFORM TO ASTM D 2241.
3.) PVC THREADED PIPE: PVC 1120 OR PVC 1220, SCHEDULE 80, CONFORMING TO ASTM D 1785.
4.) PLASTIC PIPE FITTINGS: CONFORM TO ASTM D 2466, TYPE 1, GRADES 1 OR 2. MOLDED FITTINGS MANUFACTURED OF THE SAME MATERIAL AS THE PIPE, SUITABLE FOR SOLVENT WELD, UNLESS OTHERWISE SPECIFIED. PLASTIC SADDLE AND FLANGE FITTINGS NOT PERMITTED.
5.) SOLVENT WELD COMPOUND: TWO STEP APPLICATION, WITH PRIMER AND SOLVENT COMPOUNDS.

5.) IRRIGATION HEADS:
1a.) SMALL LAWN AREAS: HEAVY-DUTY PLASTIC POP-UP HEADS, MINIMUM 3" POP-UP HEIGHT, INTEGRAL FILTER, REMOVABLE BODY CAP, MATCHED PRECIPITATION RATES. (RAINBIRD 1804 SERIES, TORO 570 SERIES, WEATHERMATIC 35P SERIES)
1b.) LARGE LAWN AREAS: HEAVY-DUTY PLASTIC POP-UP HEADS, MINIMUM 3-3/4" TO 4" POP-UP HEIGHT, INTEGRAL FILTER, MATCHED PRECIPITATION RATES. (HUNTER PGP SERIES, RAINBIRD T-4 T-BIRD SERIES, TORO XP-300)
2.) SHRUB/GROUNDCOVER AREAS: HEAVY DUTY 6" PLASTIC POP-UP HEADS, INTEGRAL FILTER, ADJUSTABLE RADIUS, NO STREAM SPRAY PATTERNS. FULLY ADJUSTABLE FLOW, MATCHED PRECIPITATION RATES. (RAINBIRD 1806 SERIES, TORO 570-6P SERIES, WEATHERMATIC 36 P SERIES)
3.) SHRUB/GROUNDCOVER STRIPS: HEAVY DUTY 6" PLASTIC POP-UP HEADS, INTEGRAL FILTER, REMOVABLE BODY CAP. PRECIPITATION RATES MATCHED TO SHRUB HEADS. (RAINBIRD 1806 WITH RB NOZZLES EXCEPT HUNTER SIDE SPRAY END STRIPS OK, TORO 570 SERIES, WEATHERMATIC 35 P SERIES ADD HUNTER END SIDE SPRAY STRIPS.)
4.) NARROW AREAS: FLOOD OR UMBRELLA BUBBLER, FULLY ADJUSTABLE FLOW, BRASS OR PLASTIC AS APPROVED ON FIXED 2" GALV. RISER OR 4" POP-UP.
5.) INSTALL HEADS WITH "CHECK-O-MATIC" OR "SAM" FEATURES WHERE POTENTIAL FOR LOW FLOW DRAINAGE.

6.) BACKFLOW PREVENTION DEVICE:
FEBCO #805, OR 805Y, OR RAINBIRD RPA SIZE, OR APPROVED EQUAL. LOCATE AT POINT OF CONNECTION AS PER DETAIL AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.

7.) VALVES:
1.) SHUT-OFF VALVE, BRONZE, NON-RISING STEM TYPE, MANUAL OR ANGLE VALVE, MINIMUM 200 PSI PRESSURE RATING. (RED-WHITE OR CHAMPION 100 SERIES)
2.) QUICK COUPLER VALVES: BRASS, ONE OR TWO PIECE WITH SPRING -LOADED COVER. (RAINBIRD 33D, TORO 473 SERIES).
3.) PRESSURE REGULATING VALVE: BRONZE, COMMERCIAL GRADE, WITH SPRING RANGE OF 25-75 PSI (WATTS OR WILKINS OR APPROVED).
4.) MANUAL DRAIN VALVES: BRASS, ¾" SIZE, COMMERCIAL QUALITY, NON-RISING STEM TYPE, (CHAMPION OR APPROVED).
5.) CONTROL VALVES: PLASTIC OR BRASS WITH FLOW CONTROL RAINBIRD PEB SERIES OR TORO 252 SERIES OR WEATHERMATIC 8000CR OR 11000 CR. MINIMUM MANUFACTURER'S WARRANTY OF 5 YEARS.

8.) VALVE BOXES AND PROTECTIVE SLEEVES:
1.) GENERAL: ENCLOSE ALL VALVES IN VALVES BOXES, PROVIDE EXTENSIONS TO FINISH GRADE AS REQUIRED.
2.) VALVE BOXES:
a.) CONTROL VALVE ONLY OR PRESSURE-REDUCING VALVE ONLY. AMETEK 10" CIRCULAR BOX #10-181-014, WITH EVERGREEN COVER #10-181-015 TWIST LOCK, OR APPROVED.
b.) SHUT-OFF VALVE AND STRAINER, DOUBLE-CHECK VALVE ASSEMBLY, AMETEK JUMBO BOX #10-190-001, ALL WITH EVERGREEN COVER #10-192-101 WITH PLASTIC LOCKING DEVICE.

9.) PROTECTIVE SLEEVE WITH LOCKING CAPS:
2" DIAMETER CLASS 160 PVC, LENGTH AS REQUIRED. CAPS, RAINBIRD #63100. ALL DRAIN VALVES AND MANUAL CONTROL VALVES TO BE ENCLOSED IN PROTECTIVE SLEEVES/LOCKING CAPS.

10.) VALVE KEYS AND VALVE BOX COVER KEYS:
PROVIDE TWO COMPLETE SETS OF ALL KEYS REQUIRED FOR VALVES, VALVE BOX COVERS, AND PROTECTIVE SLEEVE CAP COVERS.

11.) DRAIN ROCK:
UNFRACTURED ROCK, 100% PASSING 1-1/2" SQUARE SIEVE AND 0% PASSING ¾" SQUARE SIEVE.

12.) AUTOMATIC CONTROLLER (IF OUTDOOR LOCATION):
RAINBIRD, HUNTER, OR TORO COMMERCIAL GRADE, UL APPROVED, LOCKING METAL CABINET WITH MINIMUM FEATURES:

-DUAL PROGRAMMING
-WATER BUDGETING
-MASTER VALVE
-RAIN SHUT-OFF
-TEST CYCLE
-ENOUGH ZONES FOR SYSTEM DESIGN, PLUS FOUR EXTRA.

13.) CONTROL WIRE FOR VALVES:
1.) INSULATED, SINGLE STRAND COPPER DESIGNED FOR 24-50 VOLTS AND UL APPROVED AS UF (UNDERGROUND FEEDER) UL AND UF DESIGNATIONS CLEARLY MARKED OR EMBOSSED ON THE INSULATION JACKET OF THE WIRE. COPPER CONDUCTOR MUST MEET OR EXCEED ASTM B-3 SPECIFICATIONS. IN NO CASE SHALL WIRE BE LESS THAN 14 GAUGE.
2.) WHERE CONTROL WIRE LEAVES MAIN OR LATERAL LINE ENCLOSE IT IN CLASS 200 PVC CONDUIT.
3.) SEPARATE "HOT" (RED OR BLACK) LEAD FOR EACH VALVE. COMMON WIRE (WHITE) FOR EACH CONTROLLER. SPARE WIRE (DIFFERENT COLOR THAN HOT OR COMMON) TO RUN FROM CONTROLLER TO THE END VALVE ON EACH LEG OF THE MAINLINE. IDENTIFY EACH SPARE AT THE CONTROLLER. IDENTIFY WIRE COLOR ON THE AS-BUILTS.

14.) SPLICES:
WATERTIGHT ELECTRICAL SPLICES WITH 3M, SCOTT'S LOCK SEAL TACK 3567-78, PEN-TITE PVC SOCKET OR RAINBIRD ST-03 WITH PT-S5 SEALER.

15.) SLEEVES:
PROVIDE PVC PIPE SLEEVES AT MINIMUM SIZE DOUBLE THE DIAMETER OF THE ENCLOSED IRRIGATIONS LINES. USE SCHEDULE 40 PVC FOR SLEEVES, SAME DEPTH AS REQUIRED FOR PIPING, EXTEND 12" INTO PLANTING BED, CAP AND FLAG ENDS.

INSTALLATION

1.) PRIOR TO STARTING WORK:
CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE WITH OWNER'S PROJECT MANAGER/SUPERINTENDENT, OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT TO DISCUSS PROJECT REQUIREMENTS, CHANGED SITE CONDITIONS, PHASING AND OTHER ISSUES.

2.) INSPECTIONS/VERIFICATION/ADJUSTMENTS:
1. DISCREPANCIES: UPON INITIATION OF WORK OR AT EARLIEST TIME DISCOVERED, REPORT ANY DEVIATIONS BETWEEN THE CONTRACTOR-PREPARED IRRIGATION DRAWINGS AND THE SITE. FAILURE TO DO SO PRIOR TO THE INSTALLING OF EQUIPMENT, AND RESULTING IN REPLACING, AND/OR RELOCATING, OR ADDITIONAL EQUIPMENT, SHALL BE DONE AT CONTRACTOR'S EXPENSE.
2. AVAILABLE PRESSURE VERIFICATION: PRIOR TO THE START OF ANY WORK, VERIFY THE STATIC PRESSURE AT POINT OF CONNECTION. NOTIFY OWNER IN WRITING OF PRESSURE AVAILABLE FOR APPROVAL TO PROCEED.
3. CONFLICT WITH UTILITIES AND PLANT MATERIALS: LOCATE IRRIGATION LINES TO AVOID EXISTING AND PROPOSED UTILITY LINES, AND PROPOSED PLANT MATERIAL LOCATIONS AND ANY EXISTING TREES. MINOR FIELD ADJUSTMENTS TO SHRUBS MAY BE MADE WITH APPROVAL, TO AVOID EQUIPMENT.

3.) REVIEW BY OWNER/AGENCIES:
1.) OWNER'S REPRESENTATIVES OR LANDSCAPE ARCHITECT WILL REVIEW THE IRRIGATION SHOP DRAWING FOR GENERAL CONFORMANCE WITH THE SPECIFICATIONS AND DETAILS. APPROVAL DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO GUARANTEE COMPLETE COVERAGE FOR THE ENTIRE SYSTEM.
2.) AFTER APPROVAL OF THE IRRIGATION LAYOUT SHOP DRAWING, NO ADJUSTMENTS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF OWNER.
3.) WATER SERVICE CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE SUPPLYING AGENCY.

4.) LAYOUT OF SPRINKLER IRRIGATION SYSTEM:
STAKE THE SPRINKLER IRRIGATION SYSTEM FOLLOWING THE APPROVED DESIGN SHOWN ON THE PLANS BEFORE THE CONSTRUCTION BEGINS. MAKE MINOR ALTERATIONS AND CHANGES IN THE LAYOUT IN ORDER TO CONFORM TO THE GROUND CONDITIONS AND TO OBTAIN FULL AND ADEQUATE COVERAGE OF WATER, WHICH IS THE CONTRACTOR'S RESPONSIBILITY.

5.) TRENCHING:
1.) TRENCHES SHALL BE EXCAVATED FOR ALL PIPE TO PROVIDE A MINIMUM DEPTH OF COVER BELOW FINISH GRADE OF 15" FOR LIVE LINES (MAINS) AND 12" FOR LATERALS AND ALL OTHERS. ALLOW ENOUGH WIDTH FOR MINIMUM 3" BETWEEN PARALLEL PVC LINES.
2.) EXCAVATE TO DEPTH REQUIRED IN ANY MATERIAL ENCOUNTERED WITH NO EXTRA COMPENSATION. MATERIALS UNSUITABLE FOR BEDDING OF PIPE TO BE REMOVED TO DEPTH 4" BELOW TRENCH BOTTOM AND REPLACED WITH SUITABLE BEDDING MATERIAL. SUITABLE MATERIAL INCLUDES PREVIOUSLY EXCAVATED SOIL THAT IS FREE FROM OBJECTS WHICH MAY DAMAGE THE PIPE SUCH AS ROCKS, ROOTS, DEBRIS, OR OTHER SHARP OBJECTS OVER 1" DIAMETER, OR PIPE BEDDING SAND.
3.) EXERCISE CARE WHEN EXCAVATING TRENCHES NEAR EXISTING TREES. REPLACE ANY CONTRACTOR DAMAGED MATERIAL WITH OWNER APPROVED REPLACEMENT.
4.) IF TOPSOIL EXISTS ON-SITE, REPLACE IT AS THE TOP LAYER OF BACKFILL.

6.) PIPING:
1.) DRAIN VALVES: INSTALL AT POINT OF CONNECTION ONLY, WITH MIN. ½ CU. YD. DRAIN ROCK SUMP. INSTALL VALVES AS PER DETAIL. LOCATE SUMPS OUTSIDE OF PAVED AREAS. USE OFFSETS IF NECESSARY. SYSTEM WILL BE WINTERIZED BY COMPRESSED AIR BLOWOUT THROUGH QUICK COUPLER.
2.) PIPE PLACEMENT: PLASTIC PIPE SHALL BE INSTALLED AS RECOMMENDED BY THE MANUFACTURER.
3.) SIZE ALL PIPE FOR MAXIMUM 5' PER SECOND VELOCITY.

7.) JOINTING:
1.) SEAL ALL THREADED JOINTS (PVC OR GALV.) WITH TEFLON TAPE OR RECTORSEAL "HEAVY DUTY" (100 VIRGIN TEFLON THREAD SEALING PASTE ONLY (NO SUBSTITUTES).
2.) USE TWO-STEP SOLVENT WELD PROCESS ONLY FOR SLIP FITTINGS, APPLY AND INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
3.) CURE JOINTS AT LEAST 24 HOURS BEFORE PRESSURE IS APPLIED TO SYSTEM.
4.) NO MALE PVC ADAPTERS PERMITTED. USE FEMALE PVC ADAPTERS WITH GALVANIZED STEEL PIPE OR SCHEDULE 80 PVC NIPPLES (3" MIN. LENGTH). STREET "ELLS" PERMITTED ONLY FOR TRIPLE SWING JOINTS, AND ONLY "MARLEX" SCHED. 40 HIGH-DENSITY POLYETHYLENE (NO SUBSTITUTES)

8.) HEAD INSTALLATION:
1.) PROVIDE SUFFICIENT CLEARANCE FOR MATERIALS REQUIRING MAINTENANCE. INSTALL ALL MATERIALS AS PER MANUFACTURER'S SPECIFICATIONS.
2.) SPRINKLER HEADS/QUICK COUPLER:
a.) VALVE EACH HEAD SEPARATELY WHERE POSSIBLE. LAWN AND SHRUB AREAS TO BE SEPARATELY VALVED.
b.) SYSTEM SHALL BE DESIGNED TO PROVIDE SEPARATE IRRIGATION ZONES FOR AREAS BASED ON DIFFERENT CLIMATIC EXPOSURES AND PLANT MATERIAL TYPES. SOUTH AND WEST EXPOSURES MAY BE COMBINED, AND NORTH AND EAST EXPOSURES MAY BE COMBINED, PROVIDED THAT THE HEAD TYPE IS THE SAME. CONFORM WITH APPLICABLE CODES AND REQUIREMENTS.
c.) USE ONLY HEADS WITH MATCHED PRECIPITATION RATES, AND ADJUST AS REQUIRED.
d.) MAXIMUM SPACING FOR LAWN HEADS: 50% OF THE DIAMETER OF THE HEAD. MAXIMUM SPACING FOR ALL OTHER HEADS 60% OF THE DIAMETER. TIGHTER SPACINGS MAY BE REQUIRED TO CONFORM TO SPECIFIC SITE CONDITIONS.
e.) RISERS FOR ALL SPRINKLER HEADS AND QUICK COUPLER VALVES SHALL BE STANDARD TRIPLE-SWING JOINT TYPE OR FLEXIBLE NIPPLE AS DETAILED, MADE WITH SCHEDULE 80 PVC THREADED FITTINGS.
f.) SET ALL SPRINKLER HEADS AND QUICK COUPLING VALVES PERPENDICULAR AND FLUSH TO FINISHED GRADE. HEADS TO BE BETWEEN 4" AND 6" BACK FROM PAVEMENT AND BEDLINES.
g.) SPRAY PATTERN SHALL NOT OVERTHROW ONTO STRUCTURES, GLASS, PARKING LOTS, WALKWAYS, OR ROADS IN PUBLIC RIGHT-OF-WAYS.
h.) LOCATE HEADS TO AVOID POSSIBLE DAMAGE BY CARS. (AVOID HEADS ALONG CURBS WHERE THERE IS HEAD-IN PARKING.)

9.) VALVE INSTALLATION:
ENCLOSE VALVES IN VALVE BOXES EXCEPT DRAIN VALVES WHICH ARE TO BE ENCLOSED IN PROTECTIVE SLEEVES WITH LOCKING CAPS. VALVE BOX EXTENSIONS MAY BE REQUIRED. INSTALL AS PER DETAIL.

10.) FLUSHING:
1.) MAINS: TWO FULL-OPEN FLUSHINGS, ONE PRIOR TO PLACEMENT OF VALVES, THE SECOND AFTER PLACEMENT OF VALVES AND PRIOR TO TESTING.
2.) LATERALS: ONE FULLY-OPEN FLUSHING PRIOR TO PLACEMENT OF SPRINKLER HEADS AND/OR DRAIN VALVES.

11.) BACKFILL:
1.) COMPLETE BACKFILL ONLY AFTER COMPLETION OF PRELIMINARY INSPECTION OF SYSTEM. SEE PARAGRAPH 14. (WITH THE REVIEW AND APPROVAL OF THE OWNER'S PROJECT MANAGER, THE PIPE MAY BE PARTIALLY BACKFILLED AS IT IS LAID, BUT LEAVE ALL JOINTS EXPOSED FOR FLUSHING, TESTING, INSPECTION, APPROVAL, AND AS-BUILT LOCATION)
2.) ALL ROOTS, ROCKS, AND SURPLUS EXCAVATION SHALL BE REMOVED FROM THE SITE.
3.) TRENCHES OR TUNNELS UNDER ROADS OR PAVED AREAS SHALL BE BACKFILLED AND TAMPED WITH A MECHANICAL TAMPER IN SUCCESSIVE 6" LIFTS.

12.) CONTROLLER:
LOCATE AS DIRECTED BY OWNER. COORDINATE INSTALLATION OF SEPARATE 120V A.C. 15 AMP CIRCUIT. CONDUIT ALL WIRE AT CONTROLLER AS PER N.E.C. AND OWNER DIRECTION. GROUND CONTROLLER AS REQUIRED.

13.) CLEAN UP:
KEEP THE PREMISED FREE FORM RUBBISH AND DEBRIS AT ALL TIMES, AND ARRANGE MATERIALS SO AS NOT TO INTERFERE WITH OTHER OPERATIONS AT THE JOB SITE. REMOVE ALL UNUSED MATERIAL, RUBBISH, AND DEBRIS FROM THE SITE.

14.) INSPECTIONS AND TESTING:
1.) IF ANY PART OF THE SPRINKLER SYSTEM IS BACKFILLED BEFORE LOCATION, TESTING, OR INSPECTION, IT MUST BE COMPLETELY UNCOVERED AND EXPOSED UNTIL APPROVED FOR BACKFILLING BY THE OWNER.
2.) THE OWNER RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT AN ORDERLY, REASONABLY NEAT, OR WORKMANLIKE APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN SUCH ORDERLY WAY BY THE USUAL METHODS IN SUCH WORK. SUCH REMOVAL AND REPLACEMENT SHALL BE DONE, WHEN DIRECTED IN WRITING, AT THE CONTRACTORS EXPENSE WITHOUT ADDITIONAL COST TO THE OWNER.
3.) PRELIMINARY INSPECTION/PRESSURE TESTING:
a.) PRIOR TO REQUEST FOR PRELIMINARY INSPECTION, ACCOMPLISH THE FOLLOWING:
- ALL PIPE AND VALVES AND ALL OTHER EQUIPMENT EXCEPT SPRINKLER HEADS IN PLACE.
- CAP ALL RISERS EXCEPT FIRST RISER FROM VALVE ON EACH LATERAL (ONE UNCAPPED RISER PER LATERAL), TYPICAL.
- PURGE ALL AIR FROM MAIN LINES.

b.) TEST OF MAINS AND VALVES: WITH ALL VALVES IN PLACE AND CLOSED, TEST AT 150 PSI MINIMUM FOR 30 MINUTES WITHOUT INTRODUCTION OF ADDITIONAL SERVICE OR PUMPING PRESSURE. TESTING SHALL BE DONE WITH ONE PRESSURE GAUGE INSTALLED ON THE LINE WHERE DIRECTED BY OWNER. LINES WHICH SHOW LOSS OF PRESSURE EXCEEDING 5 PSI AT THE END OF SPECIFIED TEST PERIODS SHALL BE REJECTED. THE CONTRACTOR SHALL CORRECT INSTALLATIONS REJECTED, AND RETEST.
c.) TEST OF LATERALS: PURGE ALL AIR FROM LATERALS AND CAP ALL RISERS. OPEN VALVES AND BRING SYSTEM TO LINE PRESSURE. LATERAL LINES WILL BE INSPECTED VISUALLY. LINES WHICH EVIDENCE VISUAL LEAKAGE SHALL BE REJECTED.
d.) REJECTED SYSTEMS: CORRECT REJECTED SYSTEMS OR PORTIONS OF SYSTEMS REQUIRING REPAIR, AND RETEST.
4.) FINAL INSPECTION/OPERATION AND COVERAGE CHECK:
a.) PRIOR TO REQUEST, COMPLETE ALL WORK, INCLUDING BALANCING, ADJUSTING THE SYSTEM (PRESSURE-REDUCING VALVES, FLOW ADJUSTMENT KEYS, NOZZLES, ETC.) TO PROVIDE OPTIMUM COVERAGE WITHOUT FOGGING.
b.) COVERAGE CHECK: OPERATE EACH ZONE OF THE SYSTEM FOR THE OWNER'S INSPECTION AND APPROVAL. MAKE MINOR ADJUSTMENTS AND CORRECTIONS REQUESTED TO IMPROVE COVERAGE AT NO ADDITIONAL CHARGE TO THE OWNER.

15.) SYSTEM OPERATION ORIENTATION:
AT FINAL INSPECTION OR OTHER OWNER-APPROVED TIME, CONDUCT A TRAINING AND ORIENTATION SESSION FOR THE OWNER COVERING THE OPERATION, ADJUSTMENT, AND MAINTENANCE OF THE IRRIGATION SYSTEM. SUBMIT ALL KEYS, THE AS-BUILT DRAWINGS, AND OPERATION MANUAL FOR APPROVAL.

16.) WINTERIZATION:
PROVIDE, AS PART OF THIS CONTRACT, ONE WINTERIZATION OF THE SYSTEM IN THE MID FALL. WINTERIZE THE SYSTEM WITH COMPRESSED AIR IN SHORT CYCLES AT NO MORE THAN 40 PSI AIR PRESSURE. DO NOT ALLOW PIPE CLOSE TO THE COMPRESSOR TO GET HOT TO THE TOUCH.

NOTE

SPECIFICATIONS PROVIDED BY POLYGON NORTHWEST COMPANY.

NO.	REVISIONS	DATE
1	REVISED PER CLIENT REQUEST	3/15/16
2	REVISED PER ECA REVIEW	5/20/16

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04/17/2016

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ENGINEERING · PLANNING · SURVEYING

PLANTING NOTES & IRRIGATION SPECS.
HIGH POINT DIVISION II, BLOCK 34

POLYGON WLH, LLC
11624 S.E. 5TH ST., SUITE 200
BELLEVUE, WASHINGTON 98005

DATE FEBRUARY 2016
DESIGNED CAROLYN E. MULNIX
DRAWN CAROLYN E. MULNIX
APPROVED LINDSEY B. SOLORIO, P.L.A.
GARY R. SHARNBROICH, P.E.
PROJECT MANAGER

SHEET DR 1.4 OF 12

PROJECT NUMBER 14071

PLANTING SCHEDULE

LARGE DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	4	FRAXINUS AMERICANA `AUTUMN PURPLE`	AUTUMN PURPLE ASH	2" CAL. MIN	AS SHOWN	WELL-BRANCHED
SMALL DECIDUOUS TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**COMMENTS**
	34	ACER CIRCINATUM	VINE MAPLE	7`-8` HT. MIN.	AS SHOWN	MULTI-STEM
	27	ACER GINNALA `FLAME`	FLAME AMUR MAPLE	7`-8` HT. MIN.	AS SHOWN	MULTI-STEM
	25	ACER PALMATUM `BLOODGOOD`	BLOODGOOD JAPANESE MAPLE	1.5" CAL. MIN.	AS SHOWN	WELL-BRANCHED
	18	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	`AUTUMN BRILLIANCE` SERVICEBERRY	7`-8` HT. MIN.	AS SHOWN	MULTI-STEM
	43	CORNUS KOUSA `CHINENSIS`	CHINESE DOGWOOD	1.5" CAL. MIN.	AS SHOWN	WELL-BRANCHED
	40	PRUNUS X YEDOENSIS `AKEBONO`	FLOWERING CHERRY	1.5" CAL. MIN.	AS SHOWN	WELL-BRANCHED
LARGE DECIDUOUS SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**COMMENTS**
	1	CORNUS STOLONIFERA	DOGWOOD	18-24" HT. MIN.	4` O.C.	FULL & BUSHY
	18	HAMAMELIS X INTERMEDIA	WITCH HAZEL	18-24" HT. MIN.	4` O.C.	FULL & BUSHY
	43	HYDRANGEA MACROPHYLLA `BLUE WAVE`	BLUE WAVE LACECAP HYDRANGEA	18-24" HT. MIN.	4` O.C.	FULL & BUSHY
	119	RIBES SANGUINEUM `KING EDWARD VII`	RED FLOWERING CURRANT	18-24" HT. MIN.	4` O.C.	FULL & BUSHY
	51	ROSA X `ADELAIDE HOODLESS`	ADELAIDE HOODLESS ROSE	18-24" HT. MIN.	4` O.C.	FULL & BUSHY
LARGE EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**COMMENTS**
	22	CAMELLIA SASANQUA `SETSUGEKKA`	SETSUGEKKA CAMELLIA	18-24" HT. MIN.	4` O.C.	FULL & BUSHY
	15	MYRICA CALIFORNICA	PACIFIC WAXMYRTLE	18-24" HT. MIN.	4` O.C.	FULL & BUSHY
	38	OSMANTHUS DELAVAYI	DELAVAYI OSMANTHUS	18-24" HT. MIN.	4` O.C.	FULL & BUSHY
	30	OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS	18-24" HT. MIN.	4` O.C.	FULL & BUSHY
	42	RHAPHIOLEPIS UMBELLATA `MINOR`	DWARF YEDDA HAWTHORN	18-24" HT. MIN.	4` O.C.	FULL & BUSHY
SMALL DECIDUOUS SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**COMMENTS**
	119	GENISTA LYDIA	LYDIA WOADWAXEN	15"-18" HT. MIN.	3` O.C.	FULL & BUSHY
	192	PHILADELPHUS X VIRGINALIS `MINIATURE SNOWFLAKE`	DWARF SNOWFLAKE MOCK ORANGE	15"-18" HT. MIN.	3` O.C.	FULL & BUSHY
	138	SPIRAEA JAPONICA `GOLDMOUND`	GOLDMOUND SPIREA	15"-18" HT. MIN.	3` O.C.	FULL & BUSHY
SMALL EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**COMMENTS**
	129	ESCALLONIA X `NEWPORT DWARF`	NEWPORT DWARF ESCALLONIA	15"-18" HT. MIN.	3` O.C.	FULL & BUSHY
	111	ILEX CRENATA `HELLERI`	HELLER`S JAPANESE HOLLY	15"-18" HT. MIN.	3` O.C.	FULL & BUSHY
	189	LEUCOTHOE AXILLARIS	COAST LEUCOTHOE	15"-18" HT. MIN.	2` O.C.	FULL & BUSHY
	13	PINUS MUGO `PUMILIO`	DWARF MUGO PINE	15"-18" HT. MIN.	3` O.C.	FULL & BUSHY
	149	VIBURNUM DAVIDII	DAVID VIBURNUM	15"-18" HT. MIN.	3` O.C.	FULL & BUSHY
	338	VIBURNUM OPULUS `NANUM`	DWARF CRANBERRY BUSH	15"-18" HT. MIN.	3` O.C.	FULL & BUSHY

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	366 SF	ASTILBE `ELIZABETH BLOOM`	ELIZABETH BLOOM ASTILBE	1 GAL.	18" O.C.
	2,631 SF	CAREX BUCHANANII	FOX RED CURLY SEDGE	1 GAL.	18" O.C.
	955 SF	CEANOTHUS GRISEUS HORIZONTALIS `YANKEE POINT`	CALIFORNIA LILAC	1 GAL.	18" O.C.
	565 SF	COREOPSIS `MOONBEAM`	MOONBEAM COREOPSIS	1 GAL.	18" O.C.
	23,508 SF	EROSION CONTROL/WILDFLOWER MIX	EROSION CONTROL/WILDFLOWER MIX	HYDROSEED	
	256 SF	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POT	12" O.C.
	466 SF	HEMEROCALLIS `STELLO DE ORO`	EVERGREEN DAYLILY	1 GAL.	18" O.C.
	20,895 SF	LAWN	LAWN	HYDROSEED	
	502 SF	MISCANTHUS SINENSIS `MORNING LIGHT`	EULALIA GRASS	1 GAL.	18" O.C.
	1,542 SF	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	18" O.C.
	268 SF	SARCOCOCCA HOOKERANA HUMILIS	SWEET BOX	1 GAL.	18" O.C.

NO.	REVISIONS	DATE
1.	REVISED PER CLIENT REQUEST	3/15/16
2.	REVISED PER ECA REVIEW	5/20/16

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1357
04/17/2016

14711 NE 29th Place, #101
Bellevue, Washington 98007
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SHEET DR 1.5 OF 12

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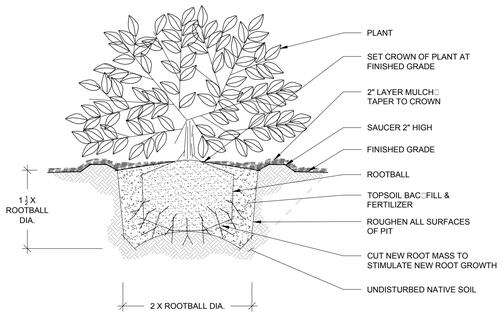
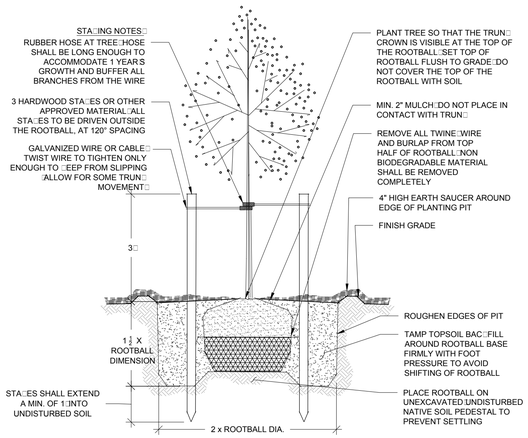


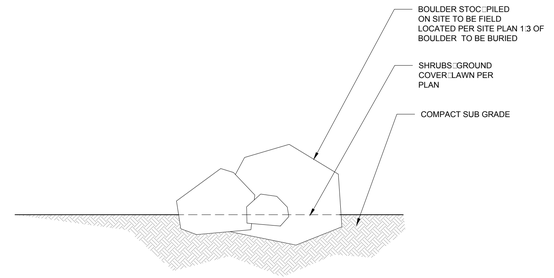
DETAIL: PLANTING SHRUB

NOT TO SCALE



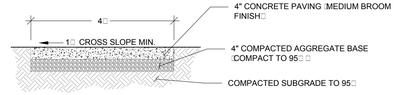
DETAIL: PLANTING DECIDUOUS TREE

NOT TO SCALE



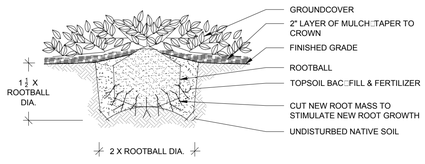
DETAIL: BOULDER INSTALLATION

NOT TO SCALE



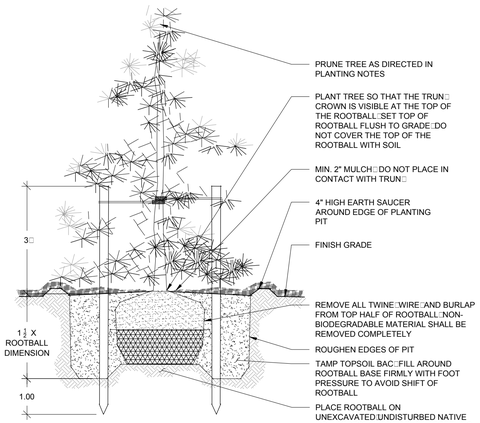
DETAIL: CONCRETE WALK PAVEMENT

NOT TO SCALE



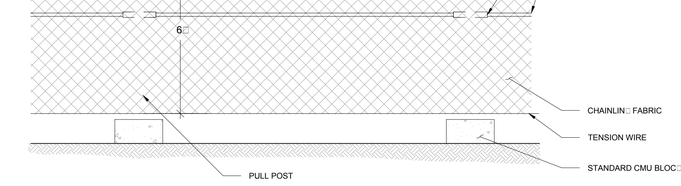
DETAIL: PLANTING GROUNDCOVER

NOT TO SCALE



DETAIL: PLANTING CONIFEROUS TREE

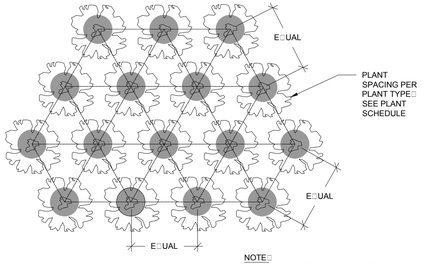
NOT TO SCALE



NOTES□
1. MINIMUM POST LENGTH □8□8".
2. MOUNT TEMPORARY FENCE POSTS IN CMU BLOC□S.

DETAIL: TEMPORARY CHAINLINK FENCE

NOT TO SCALE

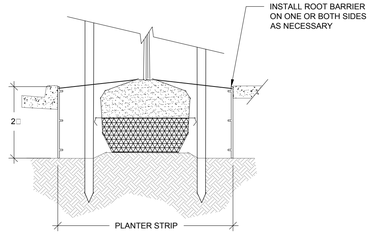


NOTE□
TO AVOID LANDSCAPE INTRUSION INTO PATHS□THE FOLLOWING PLANTING SPACING OFF-SETS FROM EDGE OF ALL PATHS□DRIVES□ ACCESS ROUTES□ETC. SHALL BE MET□

GROUND COVER□18"
SMALL SHRUBS□UNDER 3□TALL□□30"
MEDIUM SHRUBS□FROM 3□TALL TO 6□□42"
LARGE SHRUBS□OVER 6□TALL□48"

DETAIL: PLANTING GROUNDCOVER SPACING

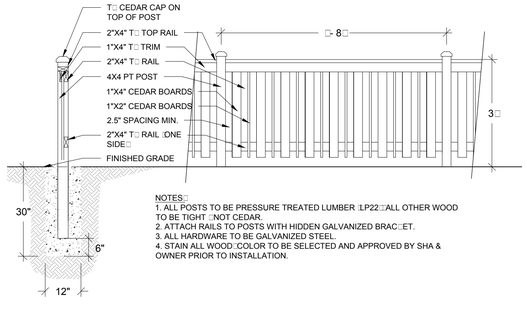
NOT TO SCALE



NOTE□
1. ROOT BARRIER TO BE UNIVERSAL BARRIER□MODEL UB 24-2□OR APPROVED E□UIVALENT.
2. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS.
3. INSTALL PRODUCT A MINIMUM OF 7.5□BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO SIDEWAL□CURB.
4. ROOT BARRIER TO BE INSTALLED FOR ALL TREES LOCATED WITHIN PLANTING STRIPS.

DETAIL: ROOT BARRIER

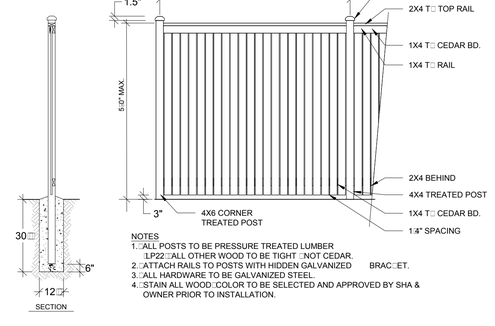
NOT TO SCALE



NOTES□
1. ALL POSTS TO BE PRESSURE TREATED LUMBER □LP22□ALL OTHER WOOD TO BE TIGHT □NOT CEDAR.
2. ATTACH RAILS TO POSTS WITH HIDDEN GALVANIZED BRAC□ET.
3. ALL HARDWARE TO BE GALVANIZED STEEL.
4. STAIN ALL WOOD□COLOR TO BE SELECTED AND APPROVED BY SHA & OWNER PRIOR TO INSTALLATION.

DETAIL: TYPE 1 FENCE

NOT TO SCALE



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2.□ATTACH RAILS TO POSTS WITH HIDDEN GALVANIZED BRAC□ET.
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4.□STAIN ALL WOOD□COLOR TO BE SELECTED AND APPROVED BY SHA & OWNER PRIOR TO INSTALLATION.

DETAIL: TYPE 2 FENCE

NOT TO SCALE

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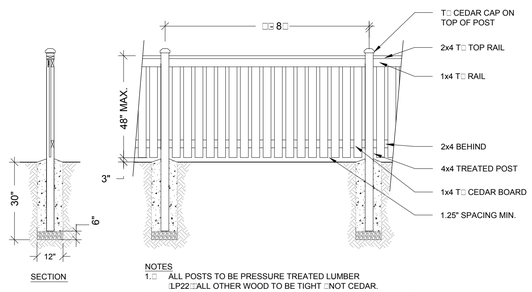
SHEET DR 1.6 OF 12

PROJECT NUMBER 14071



SECTION

NOTES
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3.□ ALL HARDWARE TO BE GALVANIZED STEEL.
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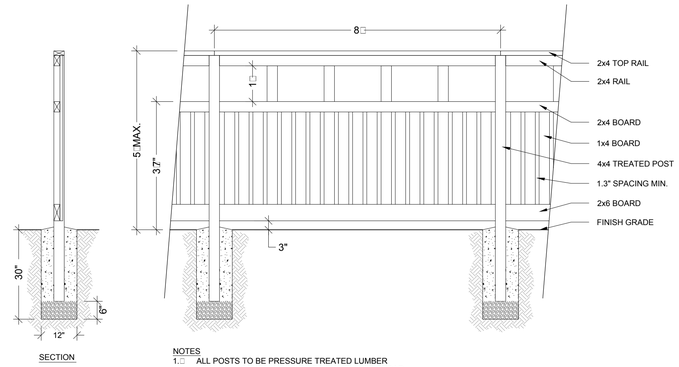
DETAIL: TYPE 3 FENCE

NOT TO SCALE



SECTION

NOTES
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DETAIL: TYPE 3A FENCE

NOT TO SCALE

SOLID STATE AREA LIGHTING

DSAP SERIES-LED

SPECIFICATIONS

PROJECT NAME:

FIXTURE TYPE:

HOUSING
Upper housing is heavy gauge cast aluminum (DSAP25) or 0.125" thick spun aluminum with reveal (DSAP1). Lower housing is 0.080" thick spun aluminum with integrated LED module seat. Lower housing is vented at top and bottom for convective cooling of LED module. Top Driver chamber is sealed from LED Module chamber. Trulevel ball coupling mount is welded to housing and facilitates quick leveling and installation.

VLED® OPTICS
Low copper A356 alloy (<.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. Module is sealed to meet an IP67 rating. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

LED DRIVER
Drivers are UL and cUL recognized mounted on a single plate and factory prewired with quick-disconnect plugs. Constant current driver is electronic and has a power factor of >0.90 and a minimum operating temperature of -40°F. Drivers accept an input of 120-277V, 50/60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection.)

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

DSAP25

PATENT PENDING

DSAP1

PATENT PENDING

U.L. Listed for Wet location

MADE IN THE USA

2015084

U.S. Architectural Lighting

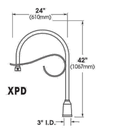
660 West Avenue O, Palmdale, CA 93551
Phone (661) 333-3000 Fax (661) 333-3001
www.usaltg.com

U.S. ARCHITECTURAL LIGHTING

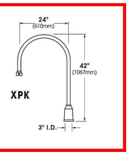
DSAP SERIES - LED

SPECIFICATIONS

MOUNTING STYLES



XPD

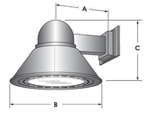


XPK

3" I.D.

ARMS ARE HEAVY WALL EXTRUDED ALUMINUM CONSTRUCTION. FOR ADDITIONAL ARM OPTIONS SEE ARM SECTION.

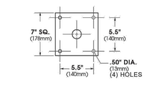
WALL MOUNT



FIXTURE	A	B	C
DSAP25	18" 457mm	25" 635mm	18.5" 470mm
DSAP1	14" 356mm	20" 508mm	14" 356mm

EXTRUDED ALUMINUM ARM AND CAST ALUMINUM WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

WALL PLATE



VLED® MODULES

DSAP25 E.P.A.= 1.23
Available in:
120, 100, 80 & 64
LED Module

120 LED Module

DSAP1 E.P.A.= 0.77
Available in:
80, 64 & 48
LED Module

80 LED Module

MAX INPUT WATTAGE

	DRIVE CURRENT			
LED's	350mA	525mA	700mA	
120	130W	170W	--	
100	108W	160W	--	
80	85W	130W	167W	
64	70W	108W	134W	
48	56W	79W	106W	

SPEC/ORDERING INFORMATION

LUMINAIRE	OPTICS	# of LED's	DRIVE CURRENT	COLOR	VOLTAGE	MOUNTING	FINISH	OPTIONS
LUMINAIRE	OPTICS	LED				MOUNTING	FINISH	OPTIONS
LUMINAIRE	VLED® IES DISTRIBUTION TYPE	# of LED's	DRIVE CURRENT	COLOR		ARM MOUNT	STANDARD TEXTURED FINISH	
X DSAP1	☐ VLED - II ..... (Type II)	DSAP1	☐ 700mA	☐ NW (4000K) *(standard)		☐ XPD	X BLACK RAL-9005-T	☐ HOUSE SIDE SHIELDED REFLECTOR PRISMS ..HS-VLED
☐ DSAP25	☐ VLED - III ..... (Type III)	X 64LED¹	☐ 525mA	☐ CW (5000K)		☐ 1	☐ WHITE RAL-9003-T	☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) ..... PC+V
	☐ VLED - IV ..... (Type IV)	☐ 48LED	X 350mA	X WW (3000K)		WALLMOUNT	☐ GREY RAL-7004-T	☐ TWIST LOCK PHOTO CELL+VOLTAGE (EXAMPLE TPC120V) ..TPC+V
	☐ VLED - V-SQ ..... (Type V-SQ)	DSAP25	VOLTAGE	OTHER LED COLORS AVAILABLE CONSULT FACTORY		☐ WM	☐ DARK BRONZE RAL-8019-T	☐ TWIST LOCK RECEPTACLE ONLY ..... TPR
		☐ 120LED¹	☐ 120				☐ GREEN RAL-6005-T	X SINGLE FUSE (120V.. 277V) ..... SF
		☐ 100LED¹	☐ 208				FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: DAL-9900-S)	☐ DOUBLE FUSE (208V.. 240V) ..... DF
		☐ 80LED	☐ 240			SEE USALTG.COM FOR ADDITIONAL ARM STYLES	SEE USALTG.COM FOR ADDITIONAL COLORS	
		☐ 64LED	☐ 277					
		NOTE: 1 - NOT AVAILABLE IN 700mA	☐ 347					
			☐ 480					

U.S. Architectural Lighting

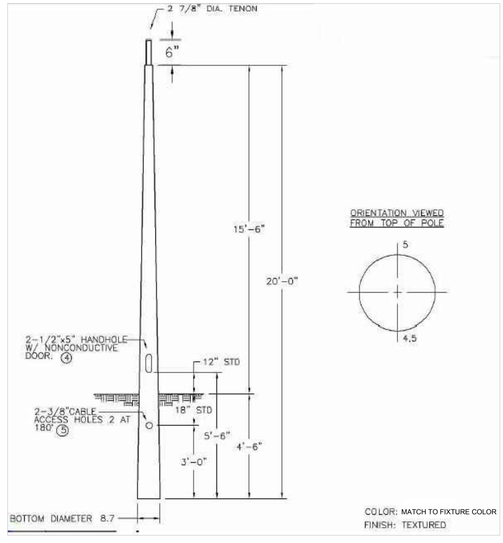
660 West Avenue O, Palmdale, CA 93551
Phone (661) 333-3000 Fax (661) 333-3001
www.usaltg.com

U.S. ARCHITECTURAL LIGHTING

NOTE:□
USE LIGHTING FIXTURE □DSAP1 AND MOUNT □XP□

STREET LIGHT SPECIFICATIONS

NOT TO SCALE



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DRAWN	CAROLYN E. MULNIX
APPROVED	LINDSEY B. SOLORIO, P.L.A.
	GARY R. SHARNBROICH, P.E. PROJECT MANAGER

SHEET DR 1.7 OF 12

PROJECT NUMBER 14071

PER SMC 23.45.015 (PRE-2010) REQUIREMENTS:

BLDG 1 - LANDSCAPE CALCULATIONS (MULTI-FAMILY; L-4)

TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	1:232 SF
LANDSCAPE AREA PROPOSED□	3:033 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	18"
TREE CALIPER INCHES PROPOSED□	18"

BLDG 2 - LANDSCAPE CALCULATIONS (MULTI-FAMILY; L-4)

TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	1:118 SF
LANDSCAPE AREA PROPOSED□	2:814 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	15"
TREE CALIPER INCHES PROPOSED□	15"

BLDG 3 - LANDSCAPE CALCULATIONS (MULTI-FAMILY; L-4)

TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	1:021 SF
LANDSCAPE AREA PROPOSED□	2:241 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	12"
TREE CALIPER INCHES PROPOSED□	13.5"

BLDG 4 - LANDSCAPE CALCULATIONS (MULTI-FAMILY; L-4)

TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	992 SF
LANDSCAPE AREA PROPOSED□	1:921 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	12"
TREE CALIPER INCHES PROPOSED□	16.5"

BLDG 5 - LANDSCAPE CALCULATIONS (MULTI-FAMILY; L-4)

TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	1:068 SF
LANDSCAPE AREA PROPOSED□	2:150 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	15"
TREE CALIPER INCHES PROPOSED□	15"

BLDG 6 - LANDSCAPE CALCULATIONS (MULTI-FAMILY; L-2)

TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	994 SF
LANDSCAPE AREA PROPOSED□	1:986 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	12"
TREE CALIPER INCHES PROPOSED□	12"

BLDG 7 - LANDSCAPE CALCULATIONS (MULTI-FAMILY; L-2)

TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	968 SF
LANDSCAPE AREA PROPOSED□	2:374 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	9"
TREE CALIPER INCHES PROPOSED□	9"

BLDG 8 - LANDSCAPE CALCULATIONS (MULTI-FAMILY; L-2)

TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	1:319 SF
LANDSCAPE AREA PROPOSED□	4:366 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	18"
TREE CALIPER INCHES PROPOSED□	19.5"

BLDG 9 - LANDSCAPE CALCULATIONS (SINGLE-FAMILY; L-2)

LOT SIZE□	6:730 SF
TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	1:008 SF
LANDSCAPE AREA PROPOSED□ ┌NOTE: 2:394 SF OF HYDROSEEDED STEEP SLOPE AREA └COUNTED TOWARDS TOTAL LANDSCAPED AREA.	4:670 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	14"
TREE CALIPER INCHES PROPOSED□	14"

BLDG 10 - LANDSCAPE CALCULATIONS (SINGLE-FAMILY; L-2)

LOT SIZE□	3:713 SF
TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	762 SF
LANDSCAPE AREA PROPOSED□	1:904 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	7.5"
TREE CALIPER INCHES PROPOSED□	7.5"

BLDG 11 - LANDSCAPE CALCULATIONS (SINGLE-FAMILY; L-2)

LOT SIZE□	2:977 SF
TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	738 SF
LANDSCAPE AREA PROPOSED□	1:277 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	3"
TREE CALIPER INCHES PROPOSED□	4.5"

BLDG 12 - LANDSCAPE CALCULATIONS (SINGLE-FAMILY; L-2)

LOT SIZE□	3:862 SF
TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	825 SF
LANDSCAPE AREA PROPOSED□	1:823 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	7.5"
TREE CALIPER INCHES PROPOSED□	7.5"

BLDG 13 - LANDSCAPE CALCULATIONS (SINGLE-FAMILY; L-2)

LOT SIZE□	3:125 SF
TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	747 SF
LANDSCAPE AREA PROPOSED□	1:423 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	6.5"
TREE CALIPER INCHES PROPOSED□	7.5"

BLDG 14 - LANDSCAPE CALCULATIONS (SINGLE-FAMILY; L-2)

LOT SIZE□	3:831 SF
TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	858 SF
LANDSCAPE AREA PROPOSED□	2:002 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	8"
TREE CALIPER INCHES PROPOSED□	9"

BLDG 15 - LANDSCAPE CALCULATIONS (SINGLE-FAMILY; L-2)

LOT SIZE□	3:969 SF
TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	891 SF
LANDSCAPE AREA PROPOSED□	2:239 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	8"
TREE CALIPER INCHES PROPOSED□	9"

BLDG 16 - LANDSCAPE CALCULATIONS (SINGLE-FAMILY; L-2)

LOT SIZE□	4:185 SF
TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	915 SF
LANDSCAPE AREA PROPOSED□	2:405 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	8.5"
TREE CALIPER INCHES PROPOSED□	9"

BLDG 17 - LANDSCAPE CALCULATIONS (SINGLE-FAMILY; L-4)

LOT SIZE□	3:351 SF
TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	786 SF
LANDSCAPE AREA PROPOSED□ ┌NOTE: 106 SF OF HYDROSEEDED STEEP SLOPE AREA └COUNTED TOWARDS TOTAL LANDSCAPED AREA.	1:654 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	7"
TREE CALIPER INCHES PROPOSED□	7.5"

BLDG 18 - LANDSCAPE CALCULATIONS (SINGLE-FAMILY; L-4)

LOT SIZE□	3:505 SF
TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	798 SF
LANDSCAPE AREA PROPOSED□ ┌NOTE: 161 SF OF HYDROSEEDED STEEP SLOPE AREA └COUNTED TOWARDS TOTAL LANDSCAPED AREA.	1:626 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	7"
TREE CALIPER INCHES PROPOSED□	7.5"

BLDG 19 - LANDSCAPE CALCULATIONS (SINGLE-FAMILY; L-4)

LOT SIZE□	3:450 SF
TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	801 SF
LANDSCAPE AREA PROPOSED□	1:624 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	7"
TREE CALIPER INCHES PROPOSED□	7.5"

BLDG 20 - LANDSCAPE CALCULATIONS (SINGLE-FAMILY; L-4)

LOT SIZE□	3:556 SF
TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	810 SF
LANDSCAPE AREA PROPOSED□	1:635 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	7"
TREE CALIPER INCHES PROPOSED□	7.5"

BLDG 21 - LANDSCAPE CALCULATIONS (SINGLE-FAMILY; L-4)

LOT SIZE□	3:461 SF
TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	804 SF
LANDSCAPE AREA PROPOSED□	1:621 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	7"
TREE CALIPER INCHES PROPOSED□	7.5"

BLDG 22 - LANDSCAPE CALCULATIONS (SINGLE-FAMILY; L-4)

LOT SIZE□	3:566 SF
TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	810 SF
LANDSCAPE AREA PROPOSED□	1:640 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	7"
TREE CALIPER INCHES PROPOSED□	7.5"

BLDG 23 - LANDSCAPE CALCULATIONS (SINGLE-FAMILY; L-4)

LOT SIZE□	3:496 SF
TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	813 SF
LANDSCAPE AREA PROPOSED□	1:671 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	7"
TREE CALIPER INCHES PROPOSED□	7.5"

BLDG 24 - LANDSCAPE CALCULATIONS (SINGLE-FAMILY; L-4)

LOT SIZE□	3:578 SF
TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	819 SF
LANDSCAPE AREA PROPOSED□	1:623 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	7"
TREE CALIPER INCHES PROPOSED□	7.5"

BLDG 25 - LANDSCAPE CALCULATIONS (SINGLE-FAMILY; L-4)

LOT SIZE□	4:761 SF
TOTAL LANDSCAPE RE□UIRED :3 X TOTAL LENGTH OF PROPERTY□□	885 SF
LANDSCAPE AREA PROPOSED□	2:366 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	9.5"
TREE CALIPER INCHES PROPOSED□	10.5"

TOTAL SITE LANDSCAPE CALCULATIONS:

SITE SIZE□	188:669.9 SF :4.33 AC□
TOTAL LANDSCAPE RE□UIRED□	22:782 SF
TOTAL LANDSCAPE AREA PROPOSED□	54:088 SF
TOTAL TREE CALIPER INCHES RE□UIRED□	239.5"
TOTAL TREE CALIPER INCHES PROPOSED□	257"

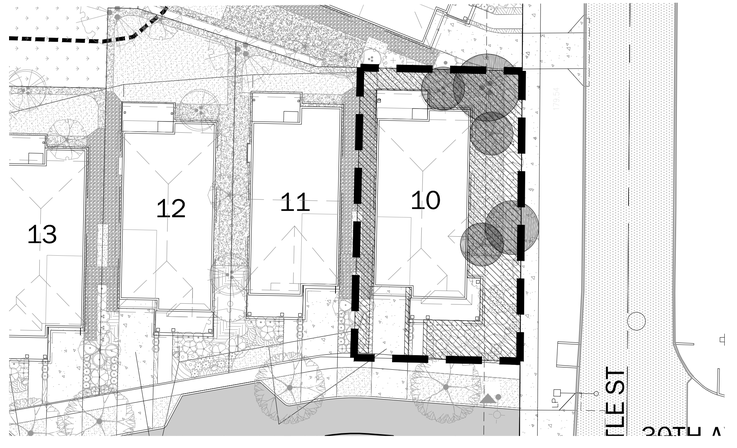
LEGEND

PROPOSED LANDSCAPE□

PROPOSED TREES□

LANDSCAPE AREA CALCS. (TYP.) - MULTI-FAMILY

SCALE□1" □ 20□



LEGEND

PROPOSED LANDSCAPE□

PROPOSED TREES□

LANDSCAPE AREA CALCS. (TYP.) - SINGLE-FAMILY

SCALE□1" □ 20□

NO.	REVISIONS	DATE
1.	REVISED PER CLIENT REQUEST	3/15/16
2.	REVISED PER ECA REVIEW	5/20/16

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1357
04/17/2016

14711 NE 29th Place, #101
Bellevue, Washington 98007
425.883.7877 Fax 425.885.7963

CORE DESIGN
ENGINEERING · PLANNING · SURVEYING

LANDSCAPE CALCULATIONS
HIGH POINT DIVISION II, BLOCK 34

POLYGON WLH, LLC
11624 S.E. 5TH ST., SUITE 200
BELLEVUE, WASHINGTON 98005

DATE	FEBRUARY 2016
DESIGNED	CAROLYN E. MULNIX
DRAWN	CAROLYN E. MULNIX
APPROVED	LINDSEY B. SOLORIO, P.L.A.
	GARY R. SHARNBROICH, P.E. PROJECT MANAGER

SHEET DR 1.8 OF 12

PROJECT NUMBER 14071

LEGEND

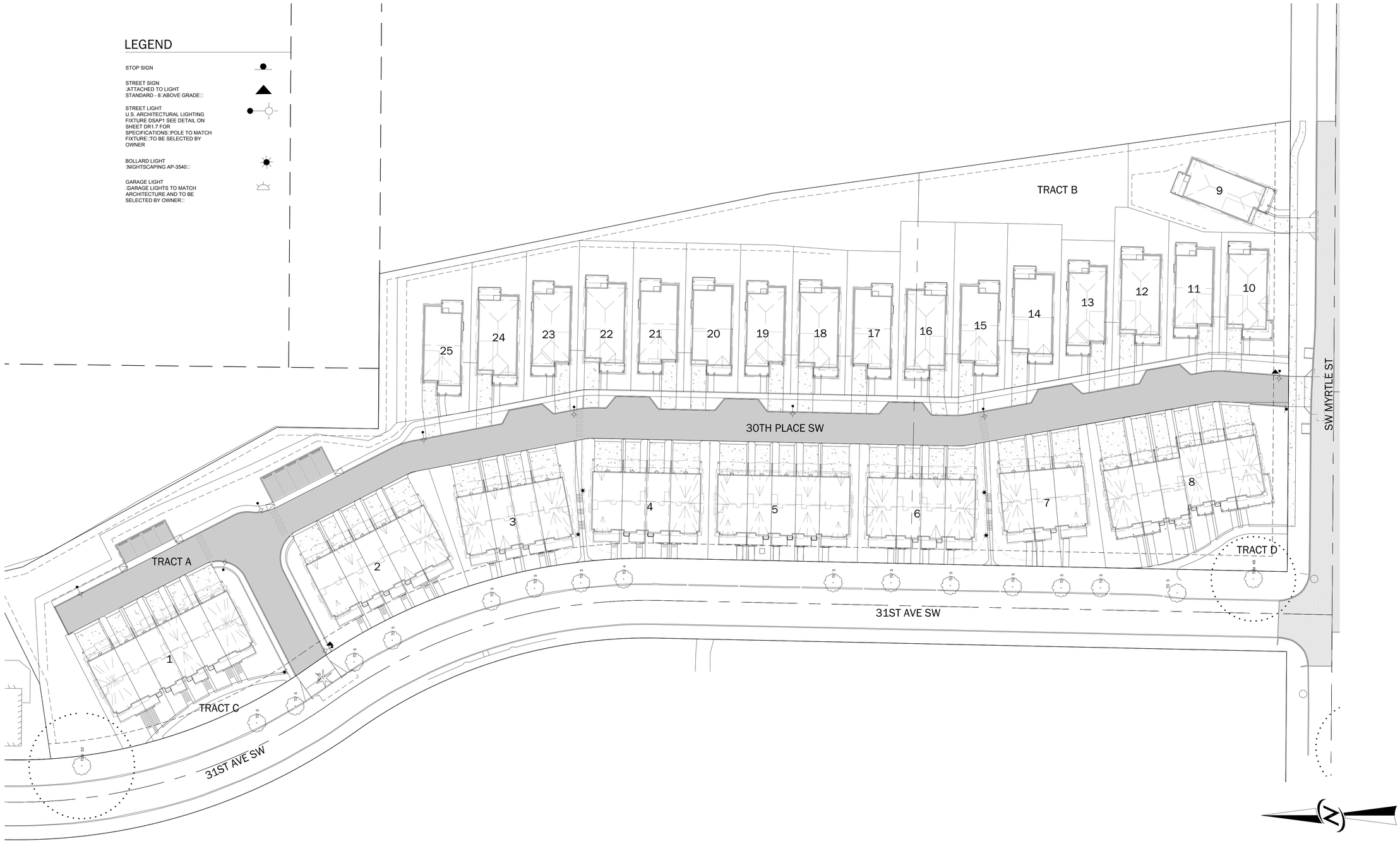
STOP SIGN

STREET SIGN
□ATTACHED TO LIGHT
STANDARD - 8□ABOVE GRADE□□

STREET LIGHT
U.S. ARCHITECTURAL LIGHTING FIXTURE DSAP1 SEE DETAIL ON SHEET DR1.7 FOR SPECIFICATIONS□POLE TO MATCH FIXTURE□□TO BE SELECTED BY OWNER

BOLLARD LIGHT
□NIGHTSCAPING AP-3540□□

GARAGE LIGHT
□GARAGE LIGHTS TO MATCH ARCHITECTURE AND TO BE SELECTED BY OWNER□□



SCALE: 1" = 30'

0 15 30 60

NO.	REVISIONS	DATE
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STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1357
04/17/2016

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CORE DESIGN
ENGINEERING · PLANNING · SURVEYING

LIGHTING AND SIGNAGE PLAN
HIGH POINT DIVISION II, BLOCK 34
POLYGON WLH, LLC

11624 S.E. 5TH ST., SUITE 200
BELLEVUE, WASHINGTON 98005

DATE	FEBRUARY 2016
DESIGNED	CAROLYN E. MULNIX
DRAWN	CAROLYN E. MULNIX
APPROVED	LINDSEY B. SOLORIO, P.L.A.
	GARY R. SHARNBROICH, P.E. PROJECT MANAGER

SHEET	OF
DR 1.9	12

PROJECT NUMBER
14071

BLOCK 34

SW MYRTLE STREET ELEVATION

SEATTLE WASHINGTON

SCALE: 1" = 20'

0 10 20 40

NO.	REVISIONS	DATE
1	REVISED PER CLIENT REQUEST	3/15/16
2	REVISED PER ECA REVIEW	5/20/16

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1357
04/17/2016

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CORE DESIGN
ENGINEERING · PLANNING · SURVEYING

SW MYRTLE ST ELEVATION
HIGH POINT DIVISION II, BLOCK 34

POLYGON WLH, LLC
11624 S.E. 5TH ST., SUITE 200
BELLEVUE, WASHINGTON 98005

DATE	FEBRUARY 2016
DESIGNED	CAROLYN E. MULNIX
DRAWN	CAROLYN E. MULNIX
APPROVED	LINDSEY B. SOLORIO, P.L.A.
	GARY R. SHARNBROICH, P.E. PROJECT MANAGER

SHEET DR 1.10 OF 12

PROJECT NUMBER 14071

NW1/4 of Sec. 25 and the SW1/4 of Sec. 24, Twp. 24 N., Rge. 3 E., W.M.

LEGEND

- TYPE 1 FENCE
- TYPE 2 FENCE
- TYPE 3 FENCE
- TYPE 3A FENCE
- STOP SIGN
- STREET SIGN (ATTACHED TO LIGHT STANDARD - 8' ABOVE GRADE)
- STREET LIGHT U.S. ARCHITECTURAL LIGHTING FIXTURE DSAP1 SEE DETAIL ON SHEET DR1.7 FOR SPECIFICATIONS; POLE TO MATCH FIXTURE, TO BE SELECTED BY OWNER
- BOLLARD LIGHT (NIGHTSCAPING AP-3540)
- GARAGE LIGHT (GARAGE LIGHTS TO MATCH ARCHITECTURE AND TO BE SELECTED BY OWNER)

NO.	REVISIONS	DATE
1.	REVISED PER CLIENT REQUEST	3/15/16
2.	REVISED PER ECA REVIEW	5/20/16

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1357
04/17/2016

CORE DESIGN
ENGINEERING · PLANNING · SURVEYING
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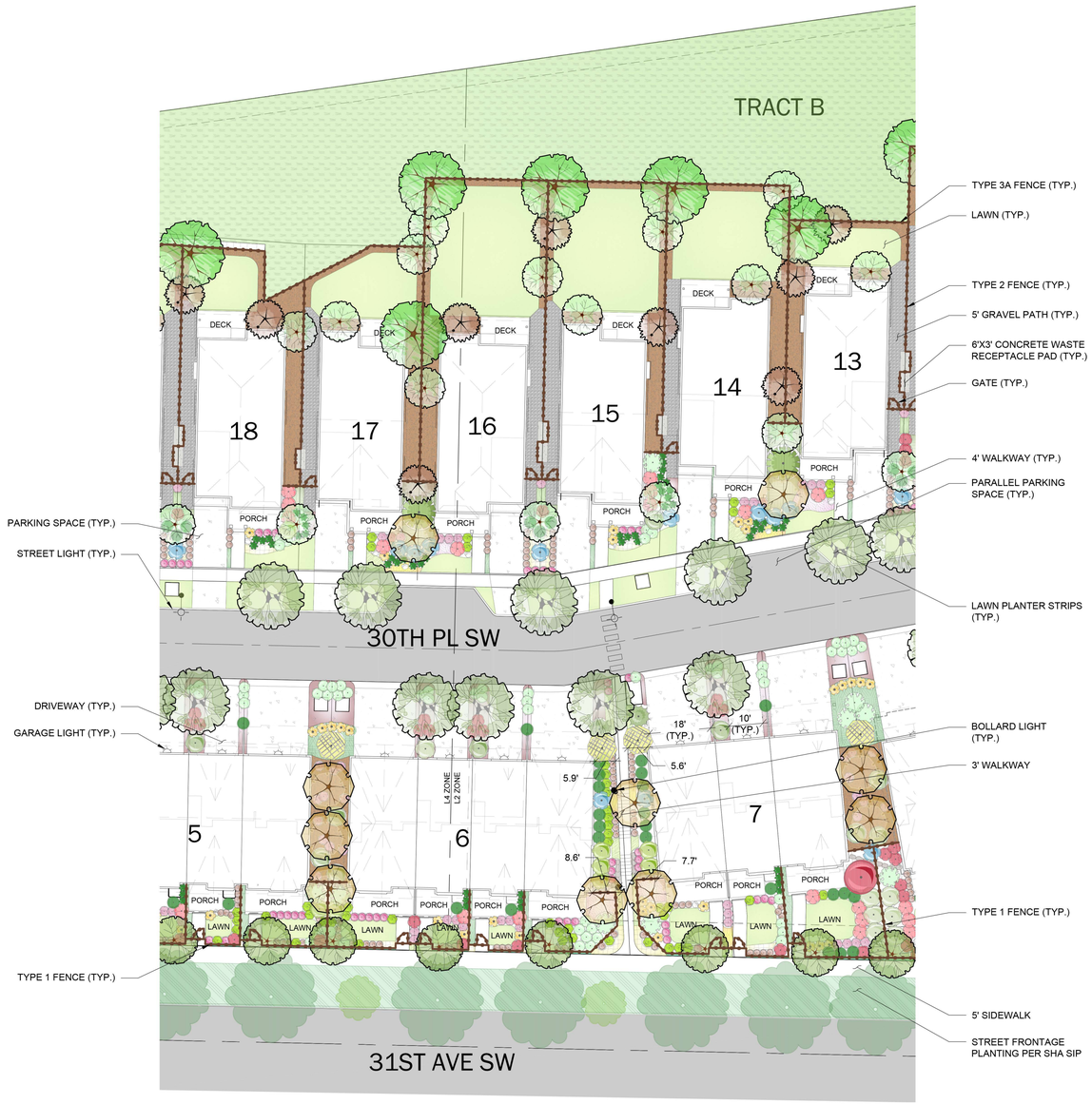
RENDERED LANDSCAPE PLAN
HIGH POINT DIVISION II, BLOCK 34
POLYGON WLH, LLC

1624 S.E. 5TH ST., SUITE 200
BELLEVUE, WASHINGTON 98005

DATE	FEBRUARY 2016
DESIGNED	CAROLYN E. MULNIX
DRAWN	CAROLYN E. MULNIX
APPROVED	LINDSEY B. SOLORIO, P.L.A.
	GARY R. SHARNBROCH, P.E. PROJECT MANAGER

SHEET DR 1.11 OF 12

PROJECT NUMBER 14071



SCALE: 1" = 20'

0 10 20 40

NO.	REVISIONS	DATE
1.	REVISED PER CLIENT REQUEST	3/15/16
2.	REVISED PER ECA REVIEW	5/20/16

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1355
04/17/2016

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CORE DESIGN
ENGINEERING · PLANNING · SURVEYING

RENDERED LANDSCAPE PLAN ENLARGEMENT
HIGH POINT DIVISION II, BLOCK 34
POLYGON WLH, LLC
11624 S.E. 5TH ST., SUITE 200
BELLEVUE, WASHINGTON 98005

DATE	FEBRUARY 2016
DESIGNED	CAROLYN E. MULNIX
DRAWN	CAROLYN E. MULNIX
APPROVED	LINDSEY B. SOLORIO, P.L.A.
	GARY R. SHARNBROICH, P.E. PROJECT MANAGER

SHEET DR 1.12 OF 12

PROJECT NUMBER 14071