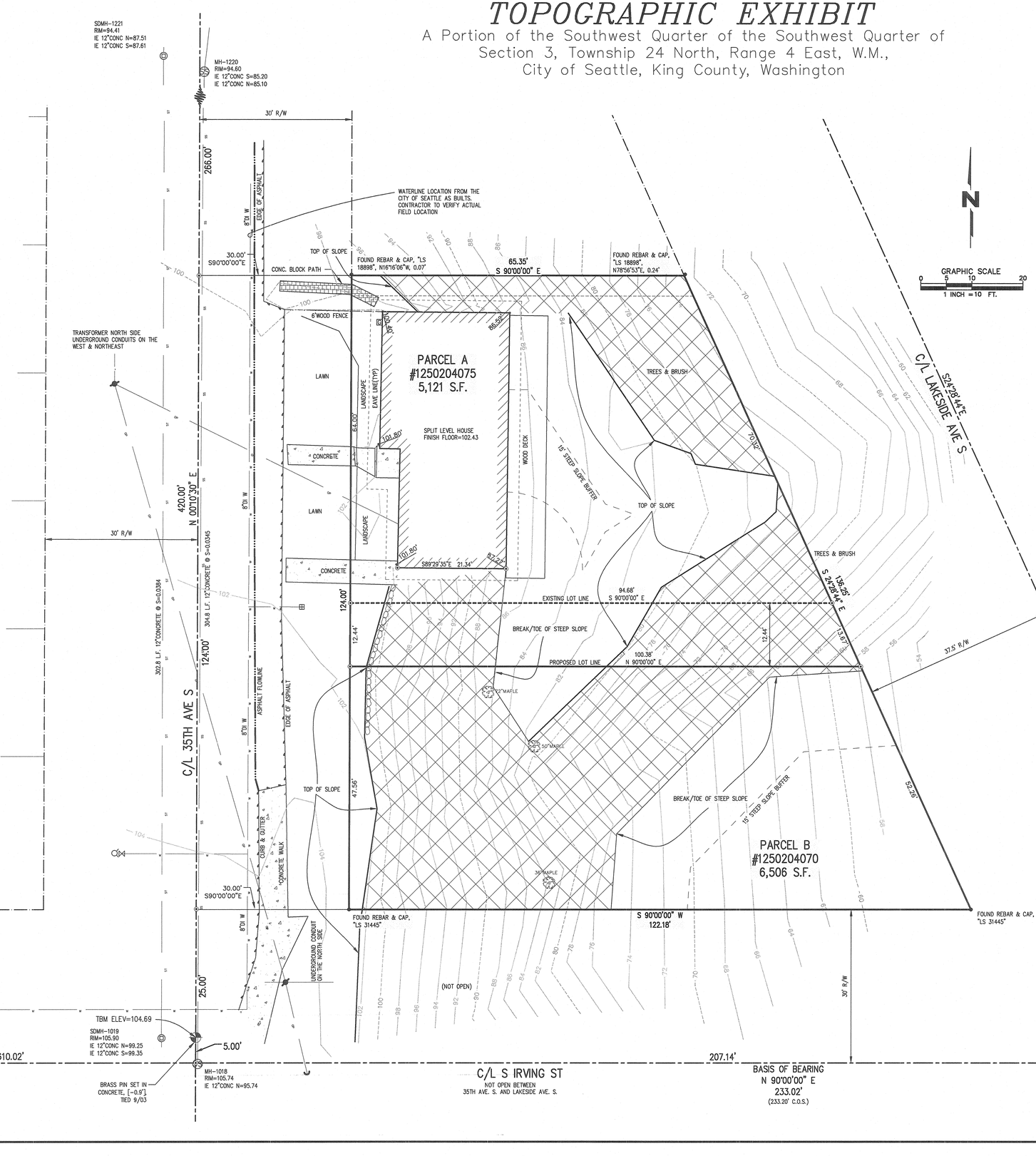
TOPOGRAPHIC EXHIBIT

A Portion of the Southwest Quarter of the Southwest Quarter of
Section 3, Township 24 North, Range 4 East, W.M.,
City of Seattle, King County, Washington



LEGAL DESCRIPTION:

PARCEL 'A'

LOT 3 AND SOUTH 4 FEET OF LOT 2 IN BLOCK 69 OF BURKE'S SECOND ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 248, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL 'B'

LOT 4 IN BLOCK 69 OF BURKE'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 248, IN KING COUNTY, WASHINGTON.

DESCRIPTION FROM STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 9903082831, RECORDS OF KING COUNTY, WASHINGTON AS PROVIDED BY CLIENT.

HORIZONTAL DATUM:

1-BASIS OF BEARING FOR THIS SURVEY IS THE MONUMENTED CENTERLINE OF SOUTH IRVING STREET AS SHOWN HEREON BEING ASSUMED AS NORTH 90°00'00" EAST.

REFERENCES:

1-PLAT OF BURKE'S SECOND ADDITION TO THE CITY OF SEATTLE, VOL. 11 OF PLATS, PG. 57, RECORDS OF KING COUNTY, WASHINGTON.

2-PLAT OF SUPPLEMENTAL PLAT OF BLOCKS 44 & 58 BURKE'S SECOND ADDITION TO THE CITY OF SEATTLE, VOL. 2 OF PLATS, PG. 53, RECORDS OF KING COUNTY, WASHINGTON.

3-CITY OF SEATTLE REFERENCE MAP 79-42.

4-CITY OF SEATTLE PUBLIC UTILITY QUARTER SECTION MAP, TILE 084.

5-RECORD OF SURVEY, BOOK 163 OF SURVEYS, PG. 295, RECORDS OF KING COUNTY, WASHINGTON, AFN: 20031028900008.

6-RECORD OF SURVEY, VOL. 217 OF SURVEYS, PG. 31, RECORDS OF KING COUNTY, WASHINGTON, AFN: 20070103900007.

VERTICAL DATUM:

CITY OF SEATTLE NAVD88
B.M. NO. 888136 ELEV.=272.54'
1/2" COPPER PIN IN CASED CONCRETE MONUMENT AT INTERSECTION OF S. DAY STREET AND 31ST AVENUE S.

SITE TBM
TOP OF MONUMENT IN CASE AT SOUTH IRVING & 35 AVENUE SOUTH ELEV=104.69'

SURVEYOR'S NOTES:

1-EQUIPMENT:
5" TOTAL STATION USED (ALL PHASES).
ALL EQUIPMENT MAINTAINED IN ADJUSTMENT TO MANUFACTURER SPECIFICATIONS. MOST RECENT DISTANCE MEASUREMENT COMPARISON/ ADJUSTMENT TO NGS (SAND POINT) BASELINE MAY, 2003.

2-PROCEDURES:
FIELD TRAVERSE METHOD MEETS OR EXCEEDS MINIMUM REQUIREMENTS IN ACCORDANCE WITH WAC 332-130.

3-THIS MAP REPRESENTS SITE CONDITIONS AS THEY EXISTED DURING THE PERFORMANCE OF A TOPOGRAPHIC SURVEY CONDUCTED MARCH 6, 2009. THE BOUNDARY DEPICTED ON THIS MAP IS A RESULT OF A FIELD BOUNDARY SURVEY CONDUCTED BY D.R. STRONG CONSULTING ENGINEERS.

LEGEND:

- CALCULATED POSITION, NOT FOUND OR SET
- REBAR & CAP AS NOTED
- MONUMENT AS NOTED
- GAS METER
- STORM DRAINAGE CATCH BASIN
- SANITARY MANHOLE
- TREE AS NOTED
- UTILITY POLE WITH GUY WIRE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WOOD FENCE
- ASPHALT
- CONCRETE
- SLOPE IN EXCESS OF 40%
- (DRS) MEASURED BEARINGS AND DISTANCES PER D.R. STRONG FIELD SURVEY
- (C.O.S.) CITY OF SEATTLE

TOPOGRAPHIC EXHIBIT
A PTN. OF THE SW 1/4 OF THE SW 1/4 OF SEC. 3, T. 24 N., R 4 E., W.M., KING COUNTY, WA

SCOTT CRIST
1330 35TH AVE S
SEATTLE, WA 98144
425-702-9788

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ENGINEERS PLANNERS SURVEYORS
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800.962.1402 TOLL FREE
425.827.2423 FAX
www.drstrong.com

SCOTT J. EDWARDS — 22555 — REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF WASHINGTON

DATE	REVISION
	APR

DRAFTED BY: EJS/RLB
FIELD BOOK: 07024
PROJECT SURVEYOR: SAE
DATE: 03-20-2009
PROJECT NO.: 07024.100
SHEET 1 OF 1

M:\07\024\plots\TOPO\07024.dwg 3/20/2009 8:09:09 PM PDT

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PROJECT BACKGROUND INFORMATION

STREET ADDRESS

1332 35TH AVENUE SOUTH
SEATTLE, WA 98144

PROJECT NUMBER

DPD # 6246218

LEGAL DESCRIPTION

LOT 4 IN BLOCK 69 OF BURKES 2ND ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 248, RECORDS OF KING COUNTY AUDITOR; EXCEPT THE NORTH 12.44 FEET OF SAID LOT 4.

KING COUNTY TAX PARCEL NUMBER

1250204075

CONTACTS

OWNER:
BROOKE AND JACOB STUART
12614 NE 140TH STREET
KIRKLAND, WA 98034
PH: (206) 473-1554

ARCHITECT:
DAVID NEIMAN ARCHITECTS
324 15TH AVENUE E #204
SEATTLE, WA 98112
CONTACT: DAVID NEIMAN
PH: (206) 760-5550
FX: (206) 760-5585

STRUCTURAL ENGINEER:
HARRIOTT SMITH VALENTINE ENGINEERS, INC.
100 W HARRISON ST #N-100
SEATTLE, WA 98119
CONTACT: JIM HARRIOTT
PH: (206) 624-4760
FX: (206) 447-6971

GENERAL CONTRACTOR:
MADISON MASTER BUILDERS
4317 337TH PLACE NE
FALL CITY, WA 98024
CONTACT: TIM COULTER
PHONE: (425) 222-6000
CELL: (425) 417-7772

SHEET INDEX

CODE COMPLIANCE INFORMATION

LOT COVERAGE CALCS

LOT SIZE	5,292 SF
MAXIMUM ALLOWABLE LOT COVERAGE (35%):	1,852 SF
LOT COVERAGE - HOUSE INCL. ROOF O.H. > 18"	1,841 SF
LOT COVERAGE - DECKS > 18" ABOVE GRADE	0 SF
TOTAL LOT COVERAGE	1,841 SF
	34.7%

CHANGES TO IMPERVIOUS SURFACE

DEMOLISHED IMPERVIOUS SURFACE	0 SF
TOTAL DEMOLISHED IMPERVIOUS SURFACE	0 SF
PROPOSED IMPERVIOUS SURFACE	
CONC. DRIVEWAY	81 SF
ENTRY BRIDGE	83 SF
ROOF COVERAGE	2,011 SF
TOTAL PROPOSED IMPERVIOUS SURFACE	2,175 SF
NET CHANGE IN IMPERVIOUS SURFACE	2,175 SF

ECA DEVELOPEMENT INFORMATION

EXEMPT PER REVIEW DPD #6246218 04/23/10

TOTAL SF OF ENVIRONMENTALLY CRITICAL AREA	2684 SF
TOTAL SF OF DEVELOPMENT IN ECA	2095 SF
PERCENT OF ECA COVERED BY DEVELOPMENT	78%

TREE REQUIREMENT CALCULATIONS

LOT AREA	5,292 SF
REQUIRED = (LOT AREA / 1000) X 2 =	11 CALIPER
NEW = 14 TREES @ 1.5 CALIPER INCHES EACH =	21 INCHES
PRESERVED = 3 TREES	102 INCHES
TOTAL	123 INCHES

ENERGY CODE OPTION IV WSEC 2009 W SEATTLE AMMEND.

COMPLIANCE IS PRESCRIPTIVE

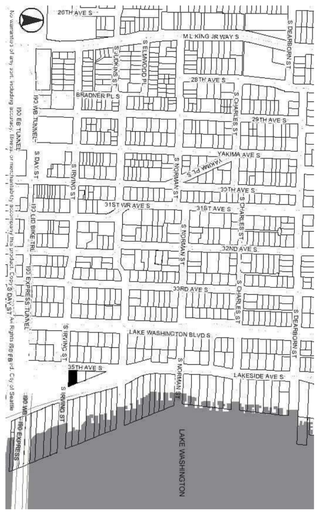
GLAZING AREA - % OF FLOOR AREA = UNLIMINTED (GROUP R-3 ONLY)				
GLAZING U-FACTOR		DOORS		VAULTED
VERTICAL	OVERHEAD	U-FACTOR	CEILING	CEILING
0.3	0.5	0.2	R-49	R-38

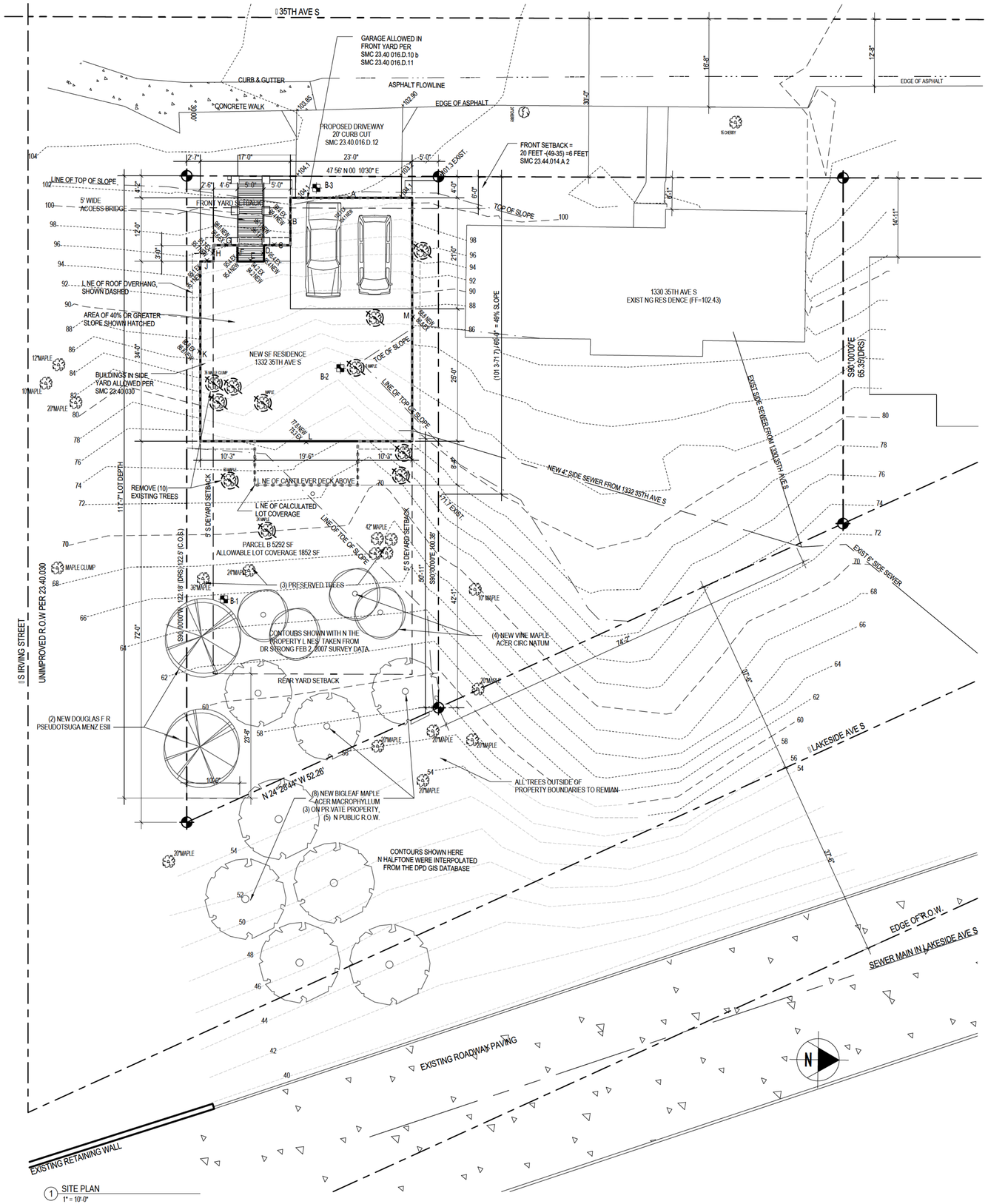
WALL ABOVE GRADE	WALL - INT BELOW GRADE	WALL - EXT BELOW GRADE	FLOOR OVER UNHEATED	SLAB ON GRADE
R-21	R-21	R-10	R-30	R-10

AVERAGE GRADE CALCULATION

Spot	Elev
A	102.1
B	99.4
C	96.1
D	95.4
E	94.2
F	95.4
G	96.6
H	95.8
J	95.1
K	86.8
L	75.3
M	86.8
AVG	93.250

VICINITY MAP NOT TO SCALE





1 SITE PLAN
1" = 10'-0"

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SEATTLE, WA 98144

7236 REGISTERED ARCHITECT DAVID NEIMAN STATE OF WASHINGTON

No.	Date	Revision
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PERMIT SET

Sheet Title
SITE PLAN

Date MARCH 29 2011
Sheet Number
A10

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS FOR NEW WORK ARE GIVEN TO FACE OF WALL FRAMING, CENTERLINE OF FIXTURE, OR ROUGH OPENING OF WINDOWS AND DOORS. EXISTING WALLS ARE DRAWN AT THICKNESS OF THE ROUGH FRAMING

2. ELEMENTS THAT APPEAR TO BE ALIGNED, ARE ALIGNED.

3. WHERE NEW WALLS ARE BUILT IN PLANE WITH EXISTING WALLS, ALIGN NEW STUDS WITH EXISTING STUDS. NEW WALS ARE SHOWN HATCHED. EXISTING WALLS ARE UNHATCHED

3. ROUTE TELEPHONE TO THE TELEPHONE COMPANY NETWORK BOX. HOME RUN CATV AND CAT5 CABLING TO A DATA PANEL IN THE GARAGE

4. HVAC, PLUMBING AND ELECTRICAL ARE TO BE DESIGN BUILD. CONTRACTOR TO OBTAIN PERMITS AND PROVIDE SUBMITTALS TO THE ARCHITECT AS REQUIRED IN THE SPECIFICATIONS.

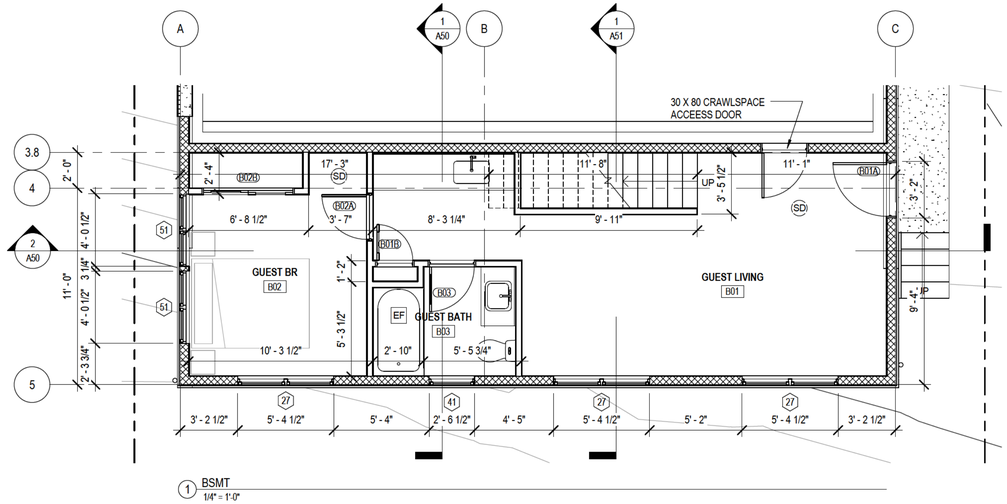
5. PRIOR TO INSTALLATION OF SWITCHES, JUNCTION BOXES AND DEVICES, CONTRACTOR IS TO MARK THE LOCATIONS ON ROUGH FRAMING AND REVIEW LOCATIONS WITH THE ARCHITECT AND OWNER.

7. TYPICAL PARTITION WALLS TO BE FRAMED USING 2X4 STUDS @ 16" O.C., EXCEPT WHERE ADDITIONAL WALL CAVITY THICKNESS IS INDICATED OR OTHERWISE REQUIRED FOR PLUMBING WASTE AND VENT LINES.

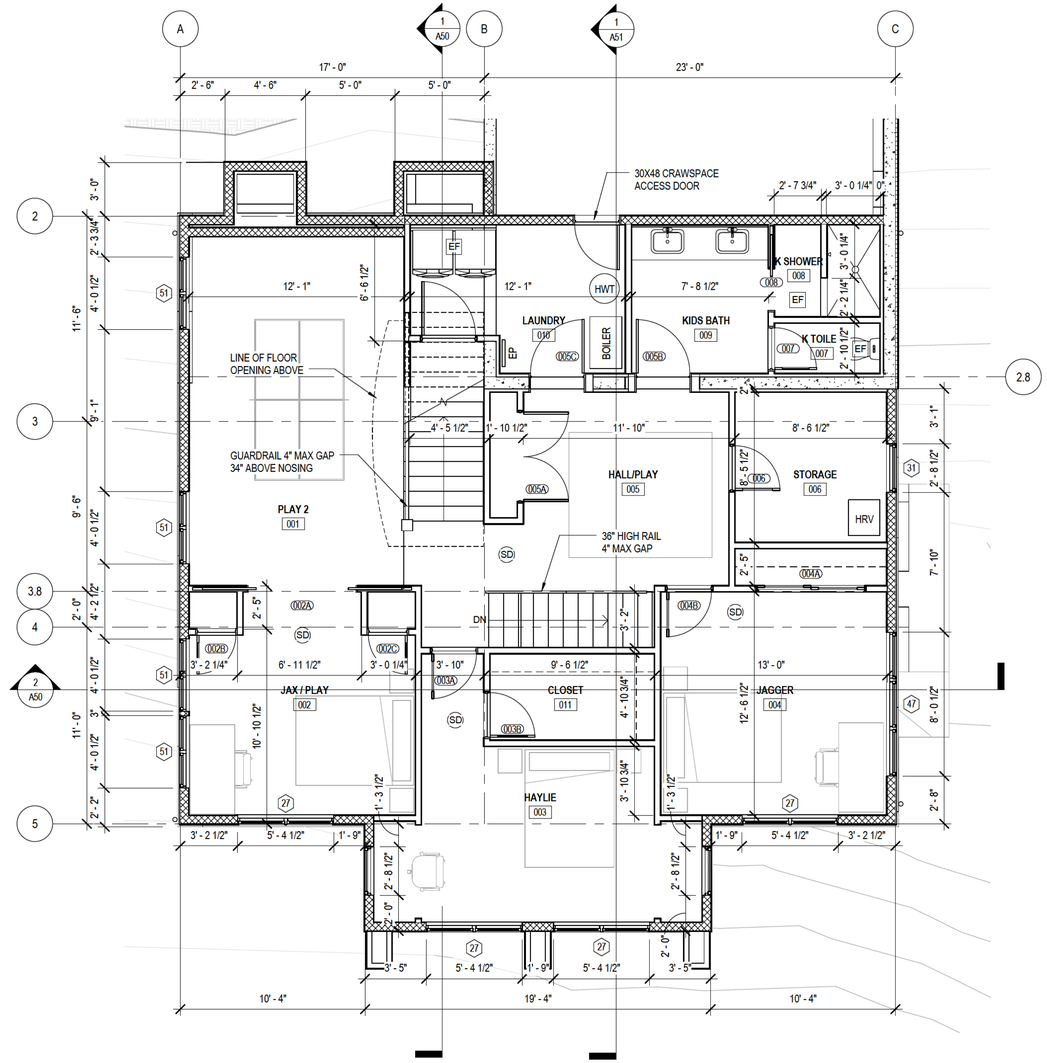
8. PROVIDE ACOUSTICAL BATT INSULATION IN WALL CAVITIES OF BATHROOMS AND BEDROOMS

9. ALL SMOKE DETECTORS TO BE 120V AC POWER W/ BATTERY BACKUP.

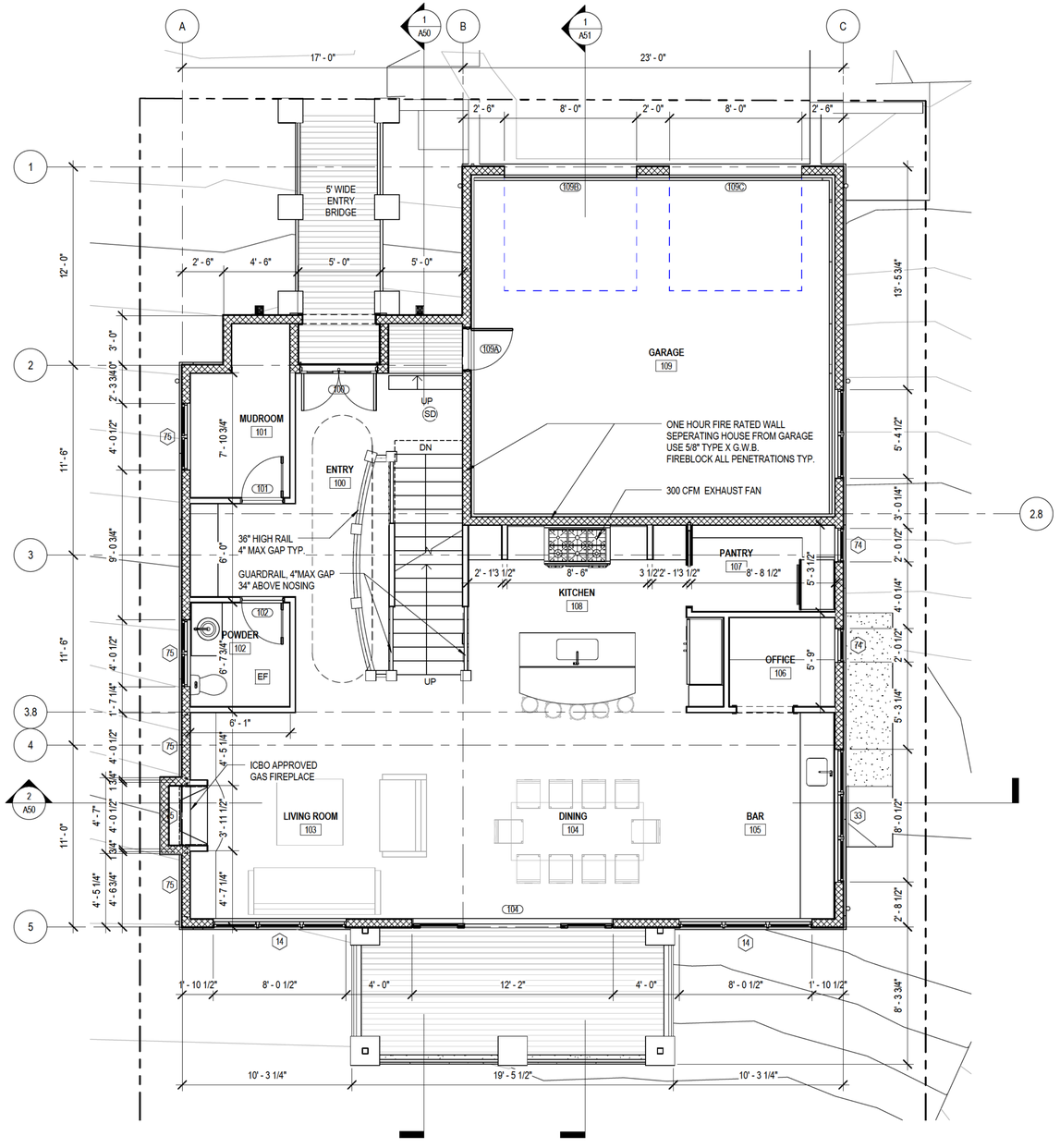
10. ALL INCANDESCENT LAMPS ON DIMMING CIRCUITS TO BE PROVIDED WITH ROUGH SERVICE BULBS TO MINIMIZE LAMP NOISE.



1 BSMT
1/4" = 1'-0"



2 LOWER
1/4" = 1'-0"



3 MAIN
1/4" = 1'-0"

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7236 REGISTERED ARCHITECT
DAVID NEIMAN
STATE OF WASHINGTON

No.	Date	Revision
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PERMIT SET

Sheet Title
FLOOR PLANS

Date MARCH 29 2011

Sheet Number
A30

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS FOR NEW WORK ARE GIVEN TO FACE OF WALL FRAMING, CENTERLINE OF FIXTURE, OR ROUGH OPEN NG OF W NDOWS AND DOORS. EXISTING WALLS ARE DRAWN AT THICKNESS OF THE ROUGH FRAMING

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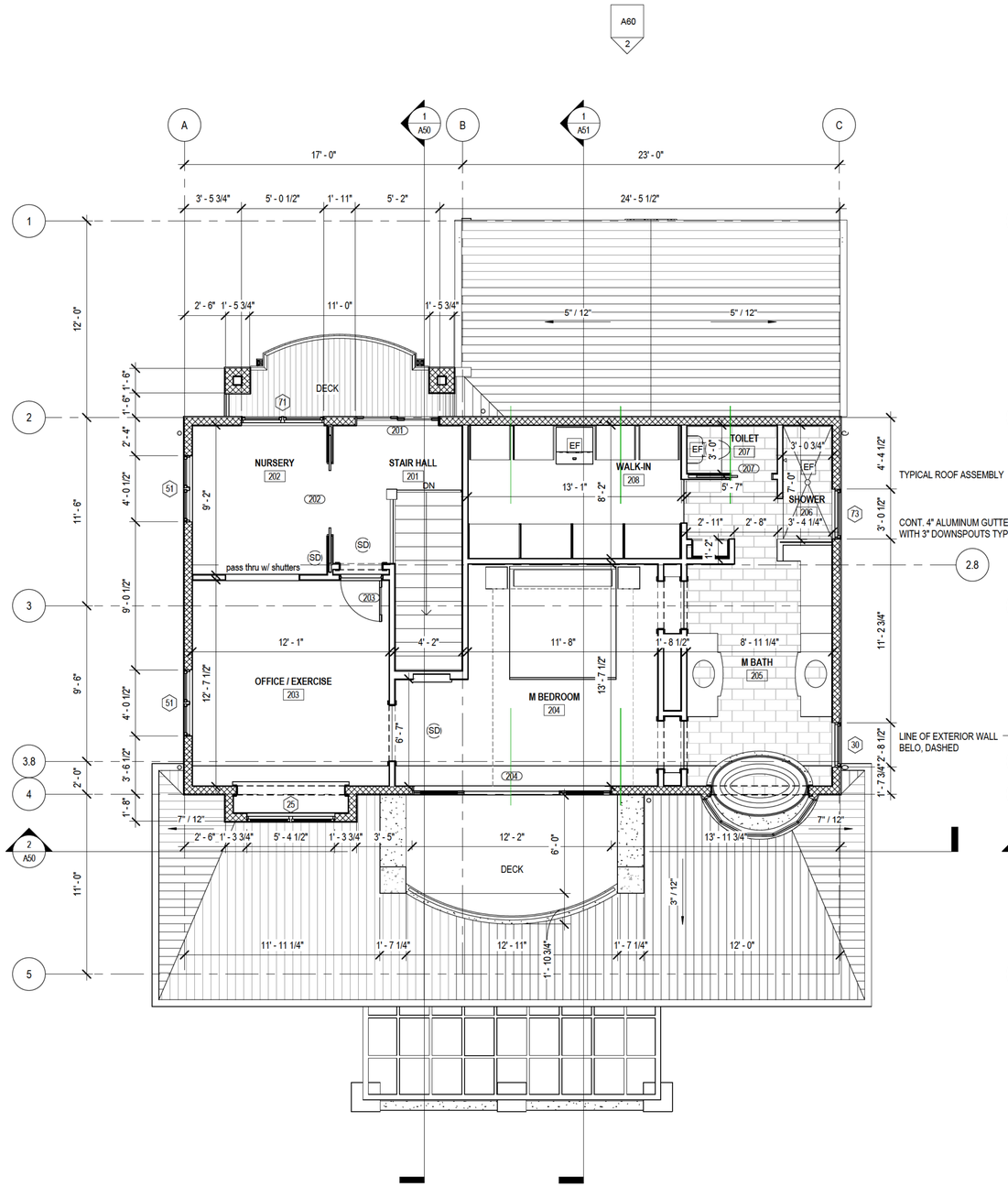
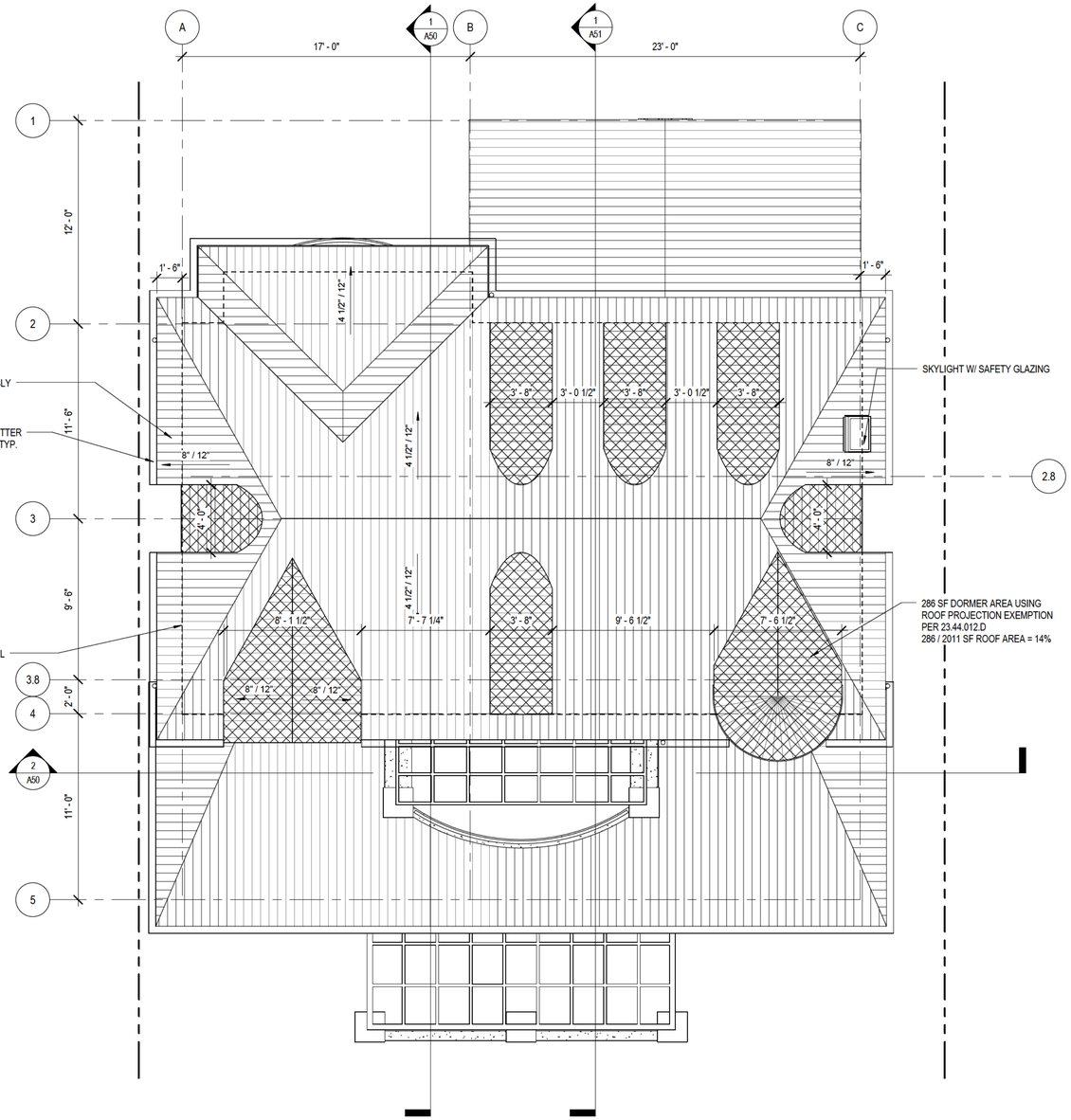


1 UPPER
1/4" = 1'-0"

TYPICAL ROOF ASSEMBLY

CONT. 4" ALUMINUM GUTTER WITH 3" DOWNSPOUTS TYP.

LINE OF EXTERIOR WALL BELO, DASHED



SKYLIGHT W/ SAFETY GLAZING

286 SF DORMER AREA USING ROOF PROJECTION EXEMPTION PER 23.44.012.D
286 / 2011 SF ROOF AREA = 14%

2 ROOF PLAN
1/4" = 1'-0"

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7236 REGISTERED ARCHITECT DAVID NEIMAN STATE OF WASHINGTON

No.	Date	Revision
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PERMIT SET

Sheet Title
FLOOR PLANS

Date MARCH 29 2011

Sheet Number
A31