COMMERCIAL FRONTAGE

Lot Frontage on 12th Ave. NE	102.0 FT
Bldg. Frontage:	90.5 FT
Percentage Coverage:	93.1%
Lot Frontage on 66th Ave. NE	
264.23' - 20' (driveway) =	244.23 FT
Bldg. Frontage:	199.75 FT
Percentage Coverage:	81.78%

LANDSCAPING CALCULATIONS

NC-1 Lot Area:	26,913 s.f.
5% of Lot Area:	1,346 s.f.
Landscaping Provided:	2,222 s.f.
Percentage:	8.2%

OPEN SPACE CALCULATIONS

Gross Residential Space All Levels:
1st Floor: 1,066 SF
2nd Floor: 16,190 SF
3rd Floor: 16,190 SF
4th Floor: 16,190 SF

Total Gross Residential: 52,634 SF

Open Space All Levels:
1st Floor: 913 SF
2nd Floor: 5,841 SF
3rd Floor: 1,060 SF
4th Floor: 1,060 SF

Total: 8,874 SF

Percentage of Open Space: 16.79% ***
*** Departure (1,962 SF of Public Open Space Provided along 12th Ave.)
Total = 20.5%

LANDSCAPING IN OPEN SPACE

1st Floor: 1,009 SF
2nd Floor: 1,061 SF

Total: 2,070 SF

Percentage in Open Space: 20.6%

BUILDING AREAS

Lower Level Parking:	21,587 SF
Main Level Parking:	10,802 SF
Main Level Commercial:	4,610 SF
Main Level Live/Work:	3,695 SF
Main Level Residential:	1,066 SF
2nd Floor Housing:	16,190 SF
3rd Floor Housing:	16,190 SF
4th Floor Housing:	16,190 SF

BUILDING CODES

City of Seattle, 2006 International Building Code

Const. Type: V-A, (sprinklered) Main Level 1A, (sprinklered)
Occupancy: Parking: S-2
Commercial: M
Housing: R-2

Automatic Fire Extinguishing System per Full NFPA 13

Elevator is to be pressurized per SBC 909.22
Stair No 1 is to be pressurized per SBC 909.22

PARKING CALCULATIONS
(per SMC 25.54.015

COMMERCIAL PARKING REQUIRED:

RESTAURANT:
3,152 SF. (-1,500SF) =1,6752 SF / 250 = 7 STALLS

RETAIL:
2,458 SF. (-1,500SF) =658 SF / 500 = 2 STALLS

COMMERCIAL PARKING PROVIDED:
14 STALLS
7 Large = 50%
4 Small = 28.5%

LIVE/ WORK PARKING NONE REQUIRED:

LIVE/ WORK PARKING PROVIDED:
3 STALLS

RESIDENTIAL PARKING REQUIRED:

MULTI-FAMILY UNITS:
1 STALL PER UNIT 54 UNITS = 54 STALLS

RESIDENTIAL PARKING PROVIDED:
55 STALLS
(37 Medium = 68.5%)

COMMERCIAL BICYCLE PARKING REQUIRED:

RESTAURANT:
1 STALL PER UNIT 12,000 SF = 1 STALL

RETAIL:
1 STALL PER UNIT 12,000 SF = 1 STALL

COMMERCIAL BICYCLE PARKING PROVIDED:
3 STALLS

MULTI-FAMILY & LIVE WORK UNITS:
1 STALL PER 4UNITS = 15 STALLS

RESIDENTIAL BICYCLE PARKING PROVIDED:
16 STALLS

BICYCLE PARKING REQUIRED
PROVIDED:

Commercial and Restaurant Area:	4,610 SF
1 stall per 12,000 SF Required:	1 Stall Required
Stalls Provided:	3 Stalls Provided
Residential Units:	36 Units
1 stall per 4 units Required:	9 Stalls Required
Stalls Provided:	12 Stalls

ARCHITECT
Bill Walker, wZarchitects
P.O. Box 1492
Edmonds, Washington 98020
(425) 765-0665

OWNER
Brooklyn Court LLC
11711 SE 8th Street
Bellevue, Washington 98005
(206) 364-0240

LOT COVERAGE

NC-1/ 40 Site Area:	26,913 s.f.
Coverage, +13ft..	16,190 s.f.
4' + on Decks	52 s.f.
Percentage:	60.3%

SLOPED LOT CALCULATION

Average High Grade Wall =	229.0
Average Low Grade wall =	225.0
229.0 - 225.0 =	4.0 ft.
Dist. Between Points =	242.0 ft.
4.0 / 242.0 =	0.0165
0.0163 / .06 = 0.275' =	0'-3.3"

Slope Bonus = 0'-3.3"

ENGROSSED HOUSE BILL 1848 CERTIFICATION STATEMENT

I, The undersigned have provided building enclosure documents that in my professional judgement are appropriate to satisfy the requirements of sections 1 through 10 of the Engrossed House Bill 1848, (Chapter 456, Laws of 2005)

William R. Walker
Licensed Architect
State of Washington
#2841

SITE ADDRESS

6515 Brooklyn Ave. NE
Seattle, Washington

ASSESSORS PARCEL NUMBERS

3658701000
3658700995
3658700990
3658700985
0525049027

LEGAL DESCRIPTION

PARCEL A
BEGINNING AT A POINT 102 FEET NORTH OF THE SOUTHWEST CORNER OF BLOCK 10 OF JAMES DIVISION OF GREEN LAKE ADDITION TO THE CITY OF SEATTLE, AS RECORDED IN VOLUMN 4 OF PLATS, PAGE 41, KING COUNTY WASHINGTON.
THENCE NORTH 51 FEET, THENCE EAST 150 FEET THENCE SOUTH 51 FEET THENCE WEST 150 FEET TO THE POINT OF BEGINNING.
EXCEPT THE WEST 150 FEET OF THE SOUTH 6 FEET OF THE NORTH 57 FEET OF SAID BLOCK 10

PARCEL B
THE WEST 100 FEET OF THE NORTH 57 FEET OF BLOCK 10 JAMES DIVISION OF GREENLAKE ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMN 4 OF PLATS, PAGE 41, KING COUNTY, WASHINGTON

PARCEL C
THE EAST 50 FEET OF THE WEST 150 FEET OF THE NORTH 57 FEET OF BLOCK 10 JAMES DIVISION OF GREENLAKE ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMN 4 OF PLATS PAGE 41, KING COUNTY, WASHINGTON

PARCEL D
THE EAST 50 FEET OF THE NORTH HALF OF BLOCK 10 JAMES DIVISION OF GREENLAKE ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMN 4 OF PLATS, PAGE 41, IN KING COUNTY, WAQSHINGTON

PARCEL E
THE NORTH 102 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY WASHINGTON AS FOLLOWS:
BEGINNING 669.32 FEET WEST AND 36.35 FEET NORTH OF THE SOUTHEAST QUARTER OF SAID SECTION 5, THENCE NORTH 204 FEET, THENCE WEST 9.41 FEET, THENCE SOUTH 204 FEET, THENCE EAST 9.41 FEET TO BEGINNING AND THAT PORTIOMN OF SOUTH 264 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 25 NORTH, RANGE 4 EAST W.M.
IN KING COUNTY WASHINGTON DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 138.35 FEET NORTH 0-51'-32" WEST FROM A POINT ON THE SOUTH LINE OF SAID SECTION 5, 669.32 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 0-51'-32" WEST 102 FEET, THENCE SOUTH 89-24'-46" EAST 45.34 FEET, THENCE SOUTH 0-51'-32" EAST 102 FEET, THENCE NORTH 89-24'-46" WEST 44.52 FEET TO THE BEGINNING

VICINITY MAP

Development Standard	Requirement	Proposed	Comment
1. Open Space (23.47.024)	20% of the gross residential floor area	16.79% of the gross residential floor area	The large plaza at the corner, (1,962 sf) is technically commercial space. We feel that this space will be used as open space by the residents. With this area added to the residential open space there would be 23.5% open space
2. Site Triangle (23.54.030)	10 ft from the intersection of the driveway with the sidewalk	Allow the site triangle to extend over portions of the sidewalk	There is a large planting strip along 66th street which places the curb 15 ft. from the building wall. Allowing the site triangle to extend over the sidewalk the distance to the commercial parking will be minimized. There will be enough distance between the parking exit and the curb to insure safety for autos exiting the driveway.

DEPARTURE MATRIX

wZarchitects
P.O. Box 1492
Edmonds, WA 98020
425/765-0665

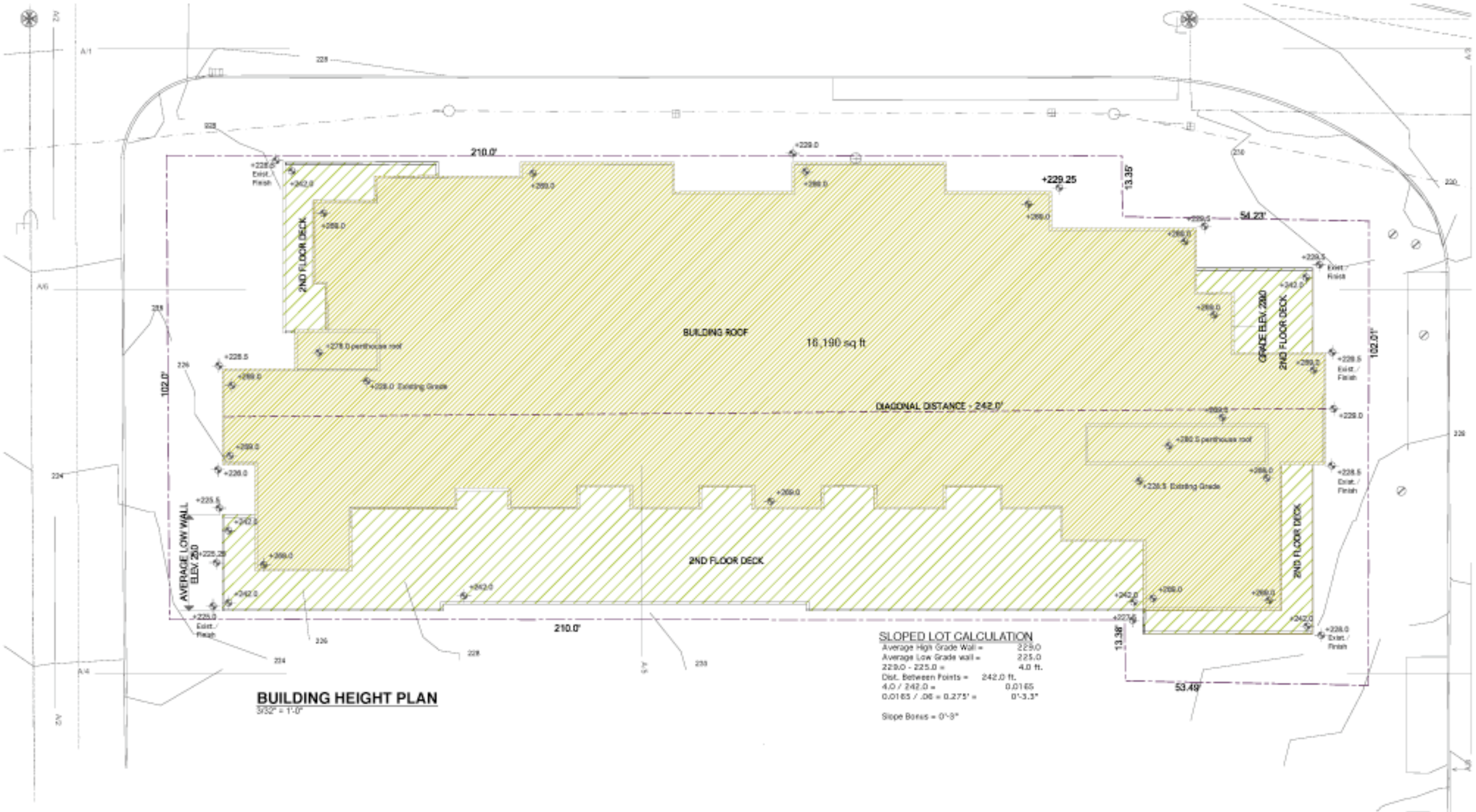
5-14-07
6-18-07
7-16-07
8-10-08
9-9-08

MUP SET

Brooklyn Court

Brooklyn Court LLC
Seattle, Washington

Project Stats
A-01
Sheet No.



BUILDING HEIGHT PLAN
3/32" = 1'-0"

SLOPED LOT CALCULATION

Average High Grade Wall =	229.0
Average Low Grade wall =	225.0
229.0 - 225.0 =	4.0 ft.
Dist. Between Points =	242.0 ft.
4.0 / 242.0 =	0.0165
0.0165 / .06 = 0.275' =	0'-3.3"

Slope Bonus = 0'-3"

5-14-07
6-18-07
7-16-07
8-10-08
9-9-08

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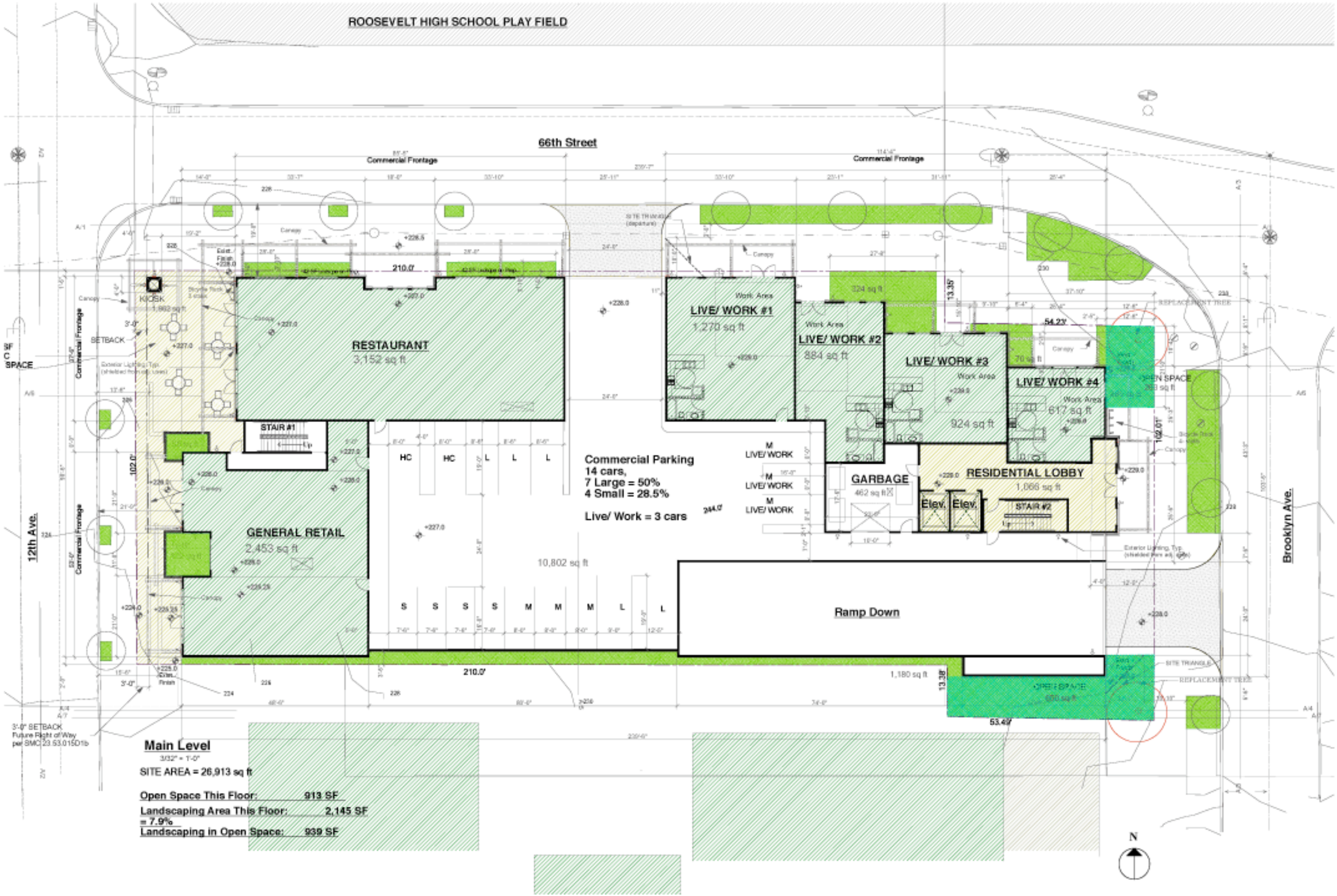
Seattle, Washington

Bldg. Height

A-03



5-14-07
6-18-07
7-16-07
8-10-08
9-9-08

MUP SET

Brooklyn Court

Brooklyn Court LLC
Seattle, Washington

Site Plan
A-04

Parking 55 cars
55 Residential
(37 Medium Stalls
=68.5%)

LOWER FLOOR

GROSS FLOOR AREA

21,587 sq ft

1219

STAIR #1

12 Bicycle Stalls

HC

HC Van

Elev.

Elev.

STAIR #2

Utility

Ramp Up

Lower Parking Level
3/32" = 1'-0"

LOWER LEVEL PARKING PLAN
3/32" = 1'-0"

Parking Ramp Section
3/32" = 1'-0"

N

5-14-07
6-18-07
7-16-07
8-10-08
9-9-08

MUP SET

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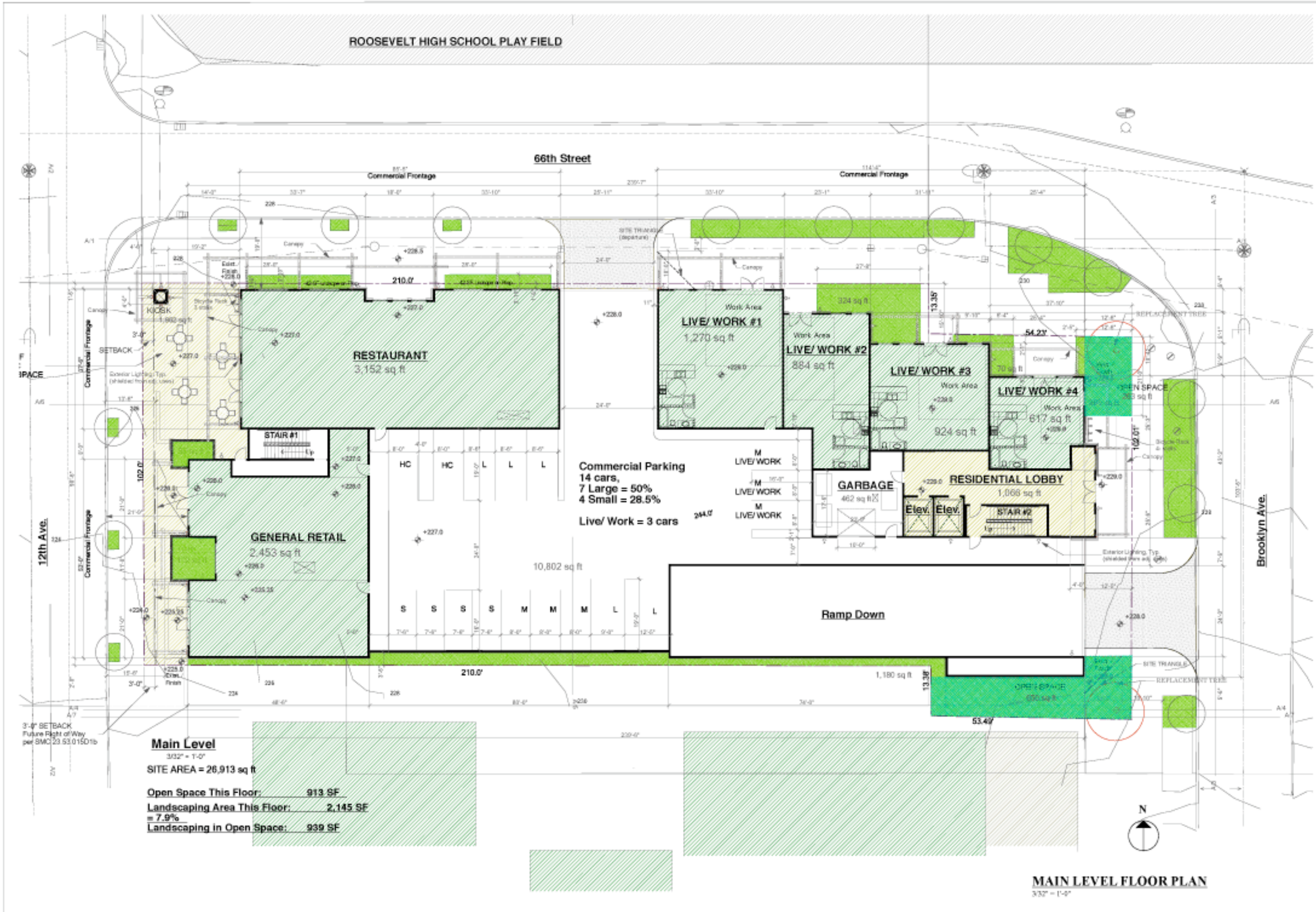
Seattle, Washington

Lower Floor

A-05



MAIN LEVEL FLOOR PLAN
3/32" = 1'-0"

5-14-07
6-18-07
7-16-07
8-10-08
9-9-08

MUP SET

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Seattle, Washington

Main Floor
A-06

2nd Floor
3/32" = 1'-0"
HOUSING 14 UNITS
10,143 sq ft

Open Space This Floor: 5,841 SF
Landscaping in Open Space: 1,061 SF

2ND LEVEL FLOOR PLAN
3/32" = 1'-0"

N

5-14-07
6-18-07
7-16-07
8-10-08
9-9-08

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Brooklyn Court LLC
Seattle, Washington

Floor Plans 2
A-07

3rd Floor
HOUSING 14 UNITS
16,149 sq ft

Open Space This Floor: 1,060 SF

3/32" = 1'-0"

3RD LEVEL FLOOR PLAN
3/32" = 1'-0"

N

3-14-07
6-18-07
7-16-07
8-10-08
9-9-08

MUP SET

Brooklyn Court

Brooklyn Court LLC
Seattle, Washington

Floor Plan 3
A-08

4th Floor
HOUSING 18 UNITS
16,190 sq ft

Open Space This Floor: 1,096 SF

3/32" = 1'-0"

4TH LEVEL FLOOR PLAN
3/32" = 1'-0"

N

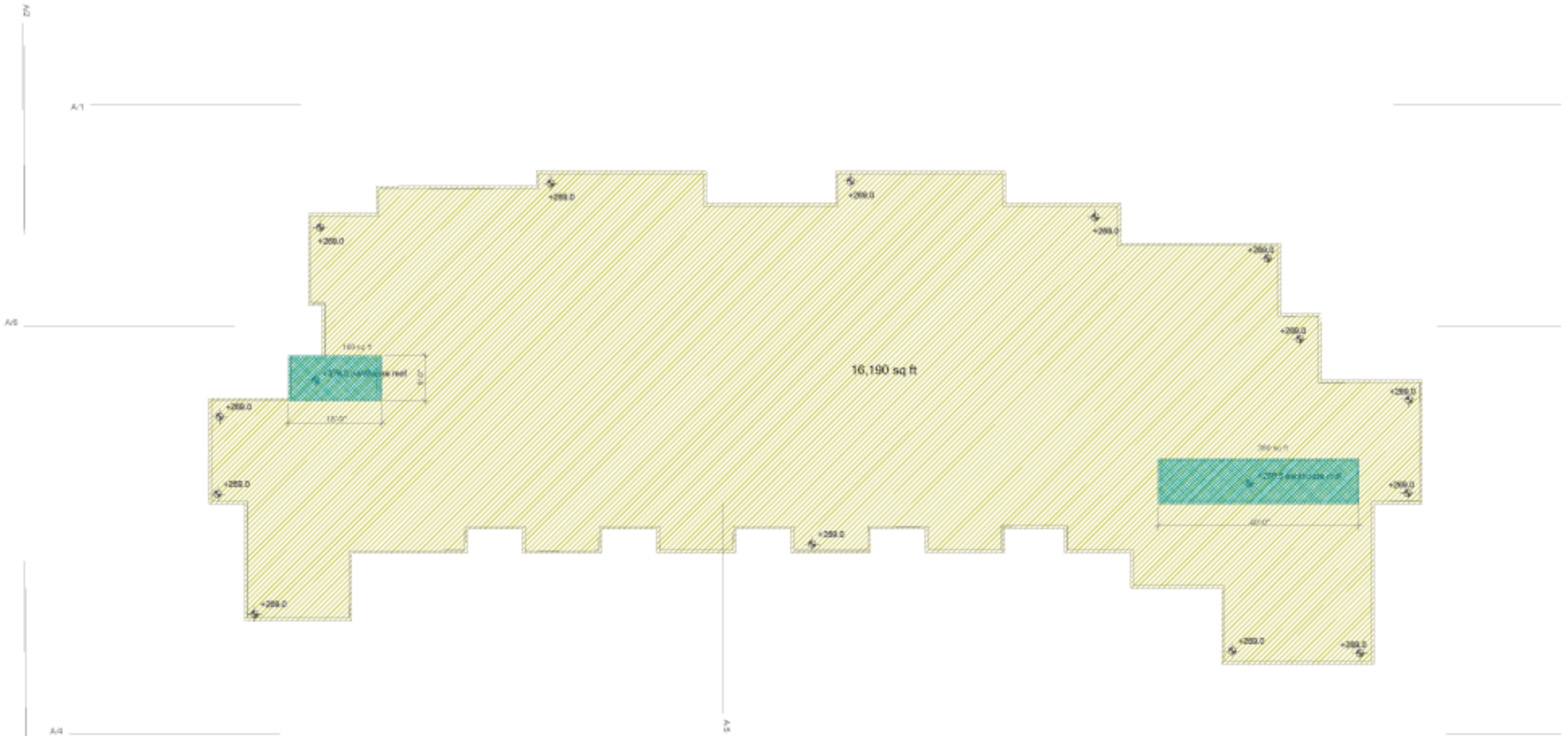
5-14-07
6-18-07
7-16-07
8-10-08
9-9-08

MUP SET

Brooklyn Court

Brooklyn Court LLC
Seattle, Washington

Floor Plan 4
A-09



Roof Plan
3/32" = 1'-0"

Roof Area: 16,190 SF

Penthouse Area: 529 SF

Percentage: 3.26%

ROOF PLAN
3/32" = 1'-0"

N

3-14-07
6-18-07
7-16-07
8-10-08
9-9-08

MUP SET

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Brooklyn Court LLC
Seattle, Washington

Roof Plan
A-10
Sheet No.

NORTH ELEVATION
3/32" = 1'-0"

WEST ELEVATION
3/32" = 1'-0"

5-14-07
6-18-07
7-16-07
8-10-08
9-9-08

MUP SET

Brooklyn Court

Brooklyn Court LLC
Seattle, Washington

Building Elevations

A-11

SOUTH ELEVATION
3/32" = 1'-0"

EAST ELEVATION
3/32" = 1'-0"

5-14-07
6-18-07
7-16-07
8-10-08
9-9-08

MUP SET

Brooklyn Court

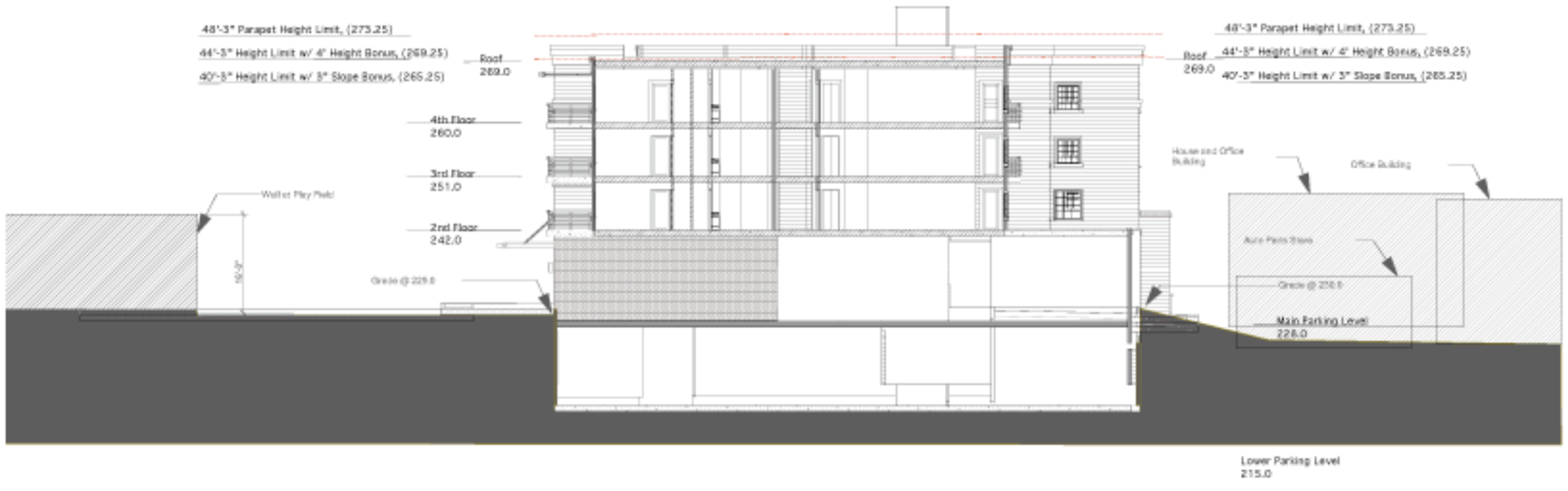
Brooklyn Court LLC
Seattle, Washington

Building Elevations 2

A-12

EAST/ WEST BUILDING SECTION A-6

3/32" = 1'-0"



NORTH/ SOUTH BUILDING ELEVATION A-5

3/32" = 1'-0"

5-14-07
6-18-07
7-16-07
8-10-08
9-9-08

MUP SET

Brooklyn Court

Brooklyn Court LLC
Seattle, Washington

Building Sections

A-13

WEST ELEVATION

NORTH ELEVATION

5-14-07
6-18-07
7-16-07
8-10-08
9-9-08

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Brooklyn Court

Brooklyn Court LLC
Seattle, Washington

Colored Elevations 1

A-14

EAST ELEVATION

SOUTH ELEVATION

5-14-07
6-18-07
7-16-07
8-10-08
9-9-08

MUP SET

Brooklyn Court

Brooklyn Court LLC
Seattle, Washington

Colored Elevations

A-15

VIEW FROM THE WEST

VIEW FROM THE NORTHEAST

5-14-07
6-18-07
7-16-07
8-10-08
9-9-08

MUP SET

Brooklyn Court

Brooklyn Court LLC
Seattle, Washington

3-D Views 1

A-16

Rosemont Cafe
Cafe

Cerio's

Cafe

Roosevelt Cafe
Cerio's