

DEVELOPER: NEBIL DIKMEN
ARCHITECT: ROGER H NEWELL, AIA
LANDSCAPE ARCHITECT: BRUCE JOHNSON

THIS PROJECT IS INTENDED TO PROVIDE A VARIETY OF NEW HOUSING OPPORTUNITIES FOR THE BALLARD NEIGHBORHOOD. THE CONDOMINIUM PROJECT WILL OFFER 31 DWELLINGS ON 6 LEVELS WITH UNITS RANGING FROM 584 SQ FT 1 BEDROOM UNITS TO 1250 SQ FT 2 BEDROOM UNITS.

THE UNIT MIX WILL INCLUDE:

16	1 BEDROOM
8	1 BEDROOM W/ STUDY
7	2 BEDROOM

OFF STREET PARKING FOR 39 VEHICLES WILL BE PROVIDED ON TWO PARKING LEVELS, ALL ACCESSED VIA THE EXISTING ALLEY ADJOINING THE NORTH PROPERTY LINE.

DPD PROJECT #: 3007539
ADDRESS: 5803 24TH AVENUE NW
FINAL DESIGN REVIEW: NOVEMBER 26, 2007



Condominium in Ballard
5803 24th Avenue N.W.
Seattle, Washington



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Map of Zoning Boundaries

- Parcel Line
- Pavement Edge
- Address Number
- Zoning Boundary
- With Zoning Designation (red) and Overlay Codes (blue)

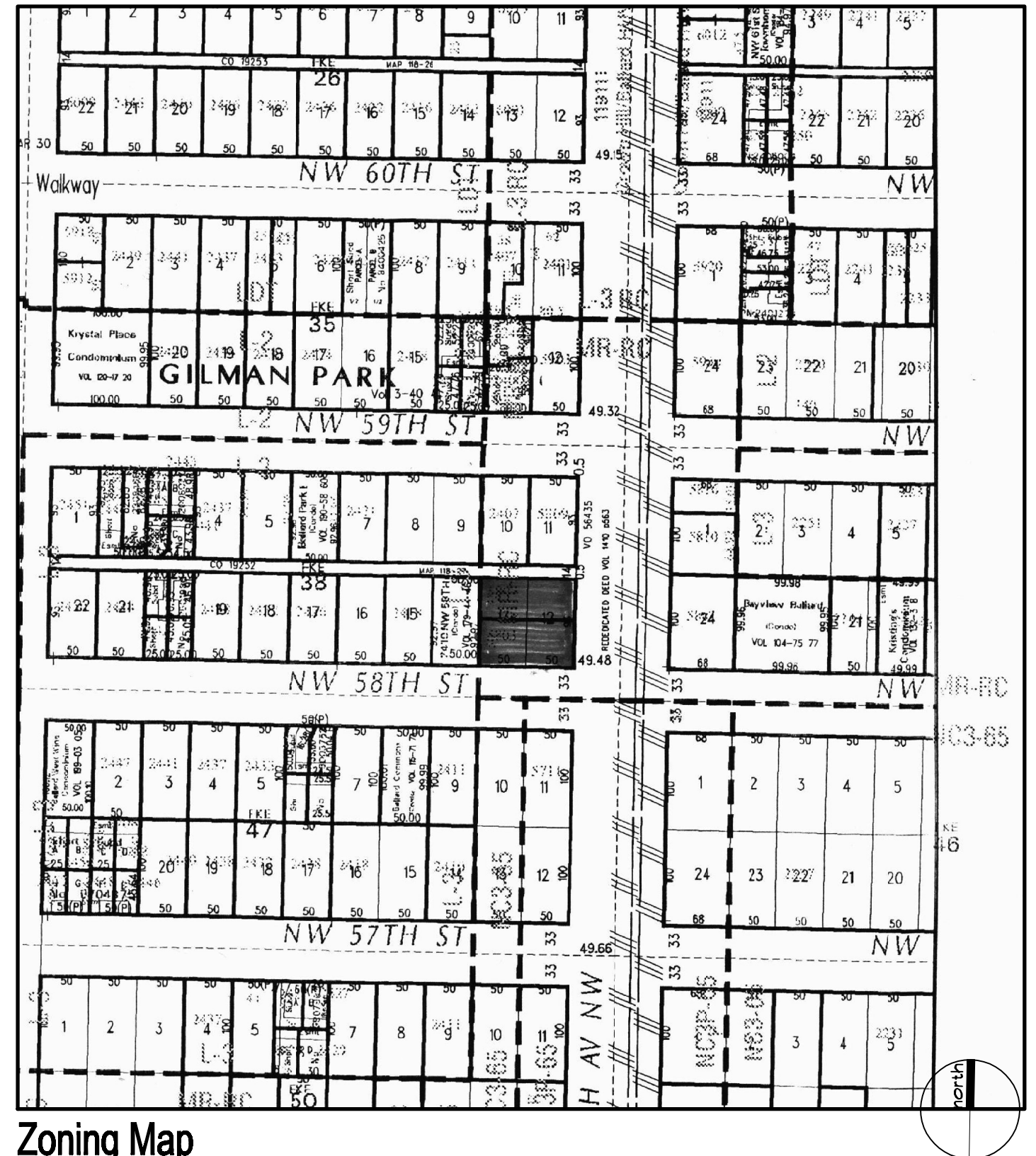
ROOF OUTLINES INTERPRETED FROM JULY, 1999 ORTHOPHOTOGRAPHY

- Building
- Garage
- Deck
- Patio
- Obscured
- Misc.



ZONING CODE SUMMARY

ADDRESS:	5803 - 5805 24th Ave NW
LEGAL:	Lots 12 & 13 Block 38, Gilman Park
ZONING MAP:	53
PARCEL NO:	2767604031
ZONING:	MR-RC (L-3 to west)
OVERLAYS:	Urban Village - Ballard Hub
SITE AREA:	100' x 92' = 9200 sf (after dedication)
PERMITTED USE:	Single family, multi family, congregate residence, adult family homes, nursing homes, assisted living facilities, ground floor commercial (sales & service, restaurants, office)
STRUCTURE HEIGHT:	Maximum height 60' from existing grade. Allowable increase 4' per 23.47a.012a.1.p and sloping lot bonus up to 5'-0" per 23.47a.012b. Exceptions for stairs to roof, chimneys, elevator, penthouse, railings, skylights, parapets, mechanical equipment and play equipment.
LOT COVERAGE:	Based on max width and depth and setbacks
SETBACKS:	Front- 15' with exception for decks & upper floor projection Side- 10'-6" ave / 8' min, 0' on east (avg. of adjacent) Rear- 10' with modulation, 15' without modulation, 1' dedication for alley widening.
BUILDING DEPTH:	65% of lot depth = 70'-3 ⁷ / ₈ "
BUILDING WIDTH:	40' without modulation, 150' max
SOLID WASTE / RECYCLING:	150 sf
PARKING ACCESS:	Alley access, no curb cuts permitted. Residential stalls = 1.20 x 31 = 37.41 stalls
LANDSCAPE:	3x perimeter = 1152 sf, req'd trees = 9, scrubs = 18 drought tolerant = 25%



Zoning Map

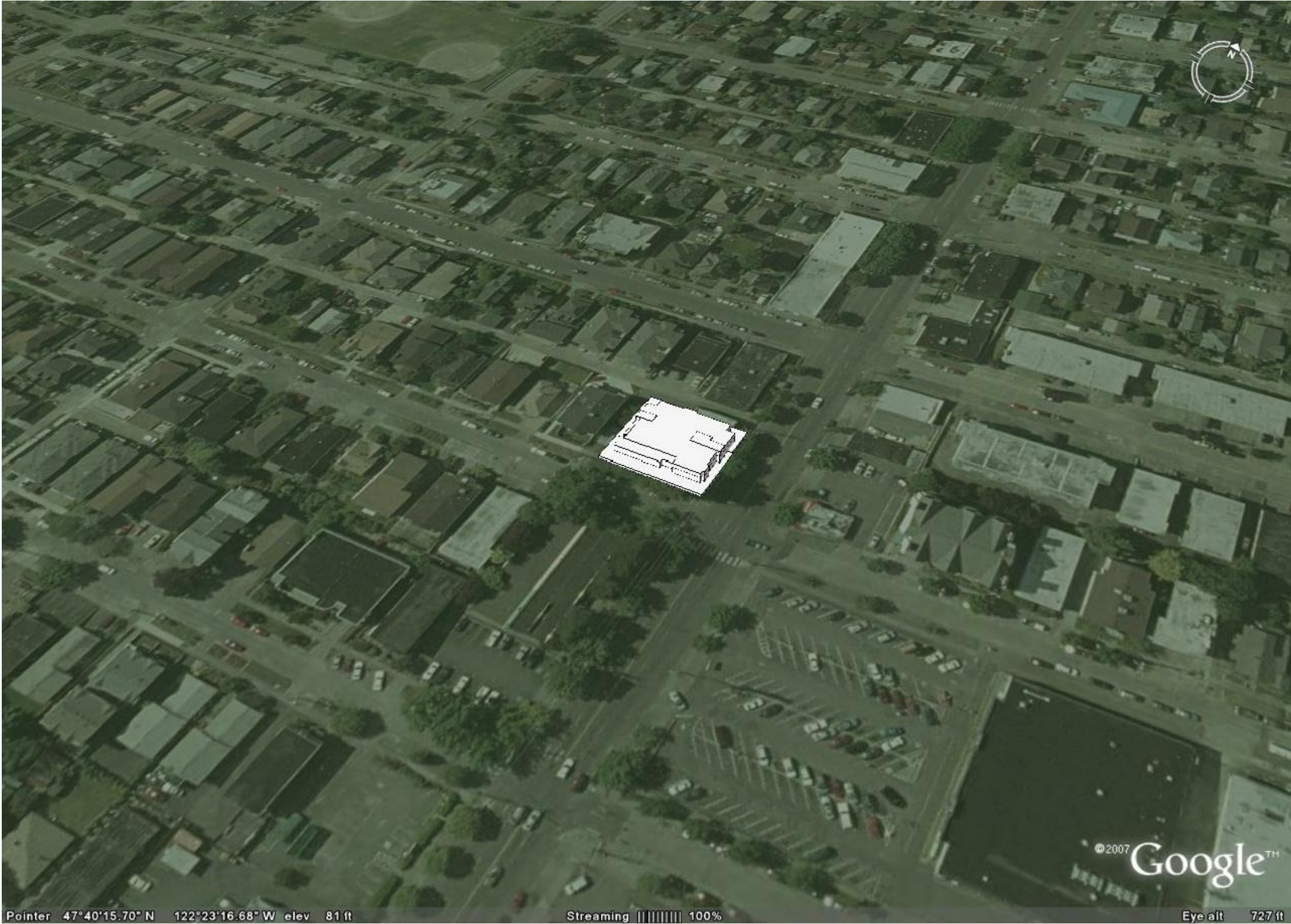


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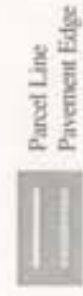


View from the SouthEast



5803 24th Ave. NW

ROOF OUTLINES INTERPRETED FROM
JULY, 1999 ORTHOPHOTOGRAPHY



PORTION OF:
Central Geographic Data Base Title# 2015
1/4 Section-Township-Range: NW 11-25-3

ORTHOPHOTOGRAPHY DATE: JULY 1999

APARTMENTS



APARTMENTS



COMMERCIAL
/RETAIL



COMMERCIAL
/RETAIL



PROJECT SITE



BOOK STORE



COMMERCIAL
/RETAIL



MIXED USE



STREETSCAPES

APARTMENTS



APARTMENTS



OFFICE



OFFICES
CONDO BEYOND



FAST FOOD
RESTAURANT



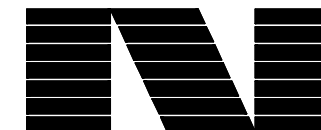
GROCERY



MIXED USE



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Design Guidelines Applicable to Project and Response

A-3 Entrance Visible From The Street:

The main building entry is located at the east façade directly visible and accessible to 24th Avenue NW. Individual unit entrances (with porches) are oriented to the southern street (NW 58th Street). Two of the ground floor dwellings have gated entries with a trellis structure above, which help identify the entry and provide a more human scale. Tiled planters at each of these entrances suggest an architectural rhythm along the south façade.

A-4 Human Activity:

Windows and doors to ground level dwellings and a transparent building lobby entrance enhance the design encouraging human activity on 24th Avenue NW and NW 58th Street. Private, large ground level terraces for the lower floor units provide the opportunity for street level interaction. Benches (2) proposed on either side of the main entry canopy encourage human interaction while providing a waiting spot for residents of the new building. One story trellises (3) provide a human scale to the streetscape while leading guests or residents to the individual entries off NW 58th Street.

A-5 Respect for Adjacent Sites:

The upper two floors have been set back at the southwest corner to reduce the impact on the existing multi-family structure to the west. The minimum western setback is increased from 8'-0" to 9'-8 ½", at the lower four floors, and 14'-8" at the upper two floors. A variety of materials are proposed to provide interest and reduce apparent bulk. Smooth panel siding with exposed fasteners contrast vertical metal siding over a tile base. Façade facing windows have been reduced to maintain privacy for the residents of the neighboring condominium.

A-7 Residential Open Space:

Open space (private and common) is proposed in three large areas:

- 1. Rooftop open space for all building residents.
- 2. Lower rooftop (above garage) open space for two dwelling units on the second floor.
- 3. Private ground level open space along NW 58th Street and 24th Avenue NW for the first floor residents.

In addition, minor landscaped open spaces are proposed on the east and north sides of the structure.

A-10 Corner Lots:

Since the writing of the May 22, 2003 Design Review Analysis neighborhood conditions have changed. Numerous large mixed-use buildings have been built, are being built and are proposed for this neighborhood. The publishing of CAM 122 requiring building setbacks from existing utility lines has affected siting of the proposed structure. A corner planter is proposed to incorporate a "significant" tree, which will replace the cedars that were removed. The southeast corner unit of the proposed building has been projected 4' south of the adjoining façade to accent the corner. A vertical masonry element with a detailed inset provides a visual focus to the corner façade.

B-1 Height, Bulk and Scale Compatibility:

An increased side yard setback on the west and terracing the south and west façades provides an apparent step down appearance reducing the impact on the existing condominium directly to the west. Building mass is broken up by modulation of the façade and thru the use of cantilevered balconies. A variety of exterior materials (slate tile, metal siding and smooth panels) can be seen on all four facades providing a visual reduction in mass while adding interest to the exterior. The mass of the building is located at the setback required by CAM 122 which requires utility line clearance of 17'-0" from the centerline of the power poles. A thin sweeping roof overhang provides a termination to the façade while lending a sense of lightness at the roof. Large glass windows and doors (at the top floor) add to sense of lightness.

DESIGN GUIDELINES

C-2 Architectural Concept and Consistency:

Since writing of the design guideline for this project, several large buildings have been constructed in the neighborhood setting the architectural tone for the area. The proposed structure has been set on a masonry base with the vertical masonry elements (fireplace flues) rising up thru the roof. The middle of the façade is sided with horizontal smooth panels, which rise to a height that will visually relate to the height of the existing L-3 structure to the west. Vertical metal siding located at the top levels extend downward at location where a separation of materials was designed to aid in building modulation. The vertical ribbed siding with a small pattern will provide an excellent contrast to the larger smooth panels.

C-3 Human Scale:

Architectural elements including a trellised entry, planters with benches and a raised masonry base on the northern portion of the east façade offer a more human scale to the 24th Avenue NW façade. A variety of exterior siding materials provide a visual break in the building mass. Exterior balconies and ground level patios add to the human scale.

C-4 Exterior Finish Materials:

A masonry base (slate tile) is proposed at all four facades. Contrasting smooth panels (Hardee board or paper stone) with exposed fasteners offer visual interest and provide a more "maintenance free" exterior material. Pre-finished vertical metal siding with vertical ribs is a superior exterior material with little maintenance required. Powder coated railing supports and caps give support to stainless cable rails to the top 16" of the balconies. The underside of the large roof overhang will be clad in a T & G cedar with a natural stain reminiscent of soffits in older homes built in the area. Patio/terrace pavers include the roof pavers are proposed to be of precast concrete with a "sand" texture.

D-1 Pedestrian Open Space and Entrances:

The main building entry is located on the east (24th Avenue NW) façade where level access from the sidewalks is available. The entry is accented with a metal trellis with a glazed roof to allow light into the building lobby. Landscaped planters with integrated seating benches will enhance the entry. Step lights, wall sconces and landscape lighting are proposed for the private terrace facing NW 58th Street.

D-2 Blank Walls

The 20' wide blank wall facing 24th Avenue NW incorporates the building logo and acts as an anchor to the entry trellis. This wall is proposed to be faced in masonry to match the base material used on the other facades.

D-4 Design of Parking Lots Near Sidewalk:

The blank wall noted in item D-2 encloses a portion of the upper parking garage minimizing the visual impact on the sidewalk on 24th Avenue NW. No vehicles are proposed to cross either sidewalk adjoining the property. Wall sconce lighting is proposed for the walls facing the alley where security is of concern.

D-6 Screening of Dumpsters, Utility and Sewer Area:

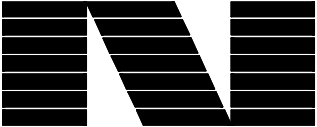
Recycle and refuse dumpsters are located within the building adjacent to the alley for convenient access. All utility service areas are located within the structure.

E-2 Landscaping To Enhance The Building and/or Site:

Landscaping is proposed at grade in planters, on the second floor northern terrace and on the roof terrace. Street trees will be retained or replaced as required by SDOT. Lawn is proposed for the parking strip to provide public pedestrian open space that will enhance or encourage human activity at street level.



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24TH Ave NW

Primary north/south vehicle access, city arterial. Access to shopping, recreation & dining. 80'-0" R.O.W. bus service. Variety of small shops, offices & dining establishments. Access to grocery. Access to east/west arterials & freeway

NW 58TH

Residential (multifamily) access and access to retail/commercial to east. Good pedestrian access.

ALLEY

Only existing alley in immediate vicinity. Widening required with a 1'-0" dedication from subject property. Best vehicle access. 14'-0" R.O.W.

SOLAR ACCESS

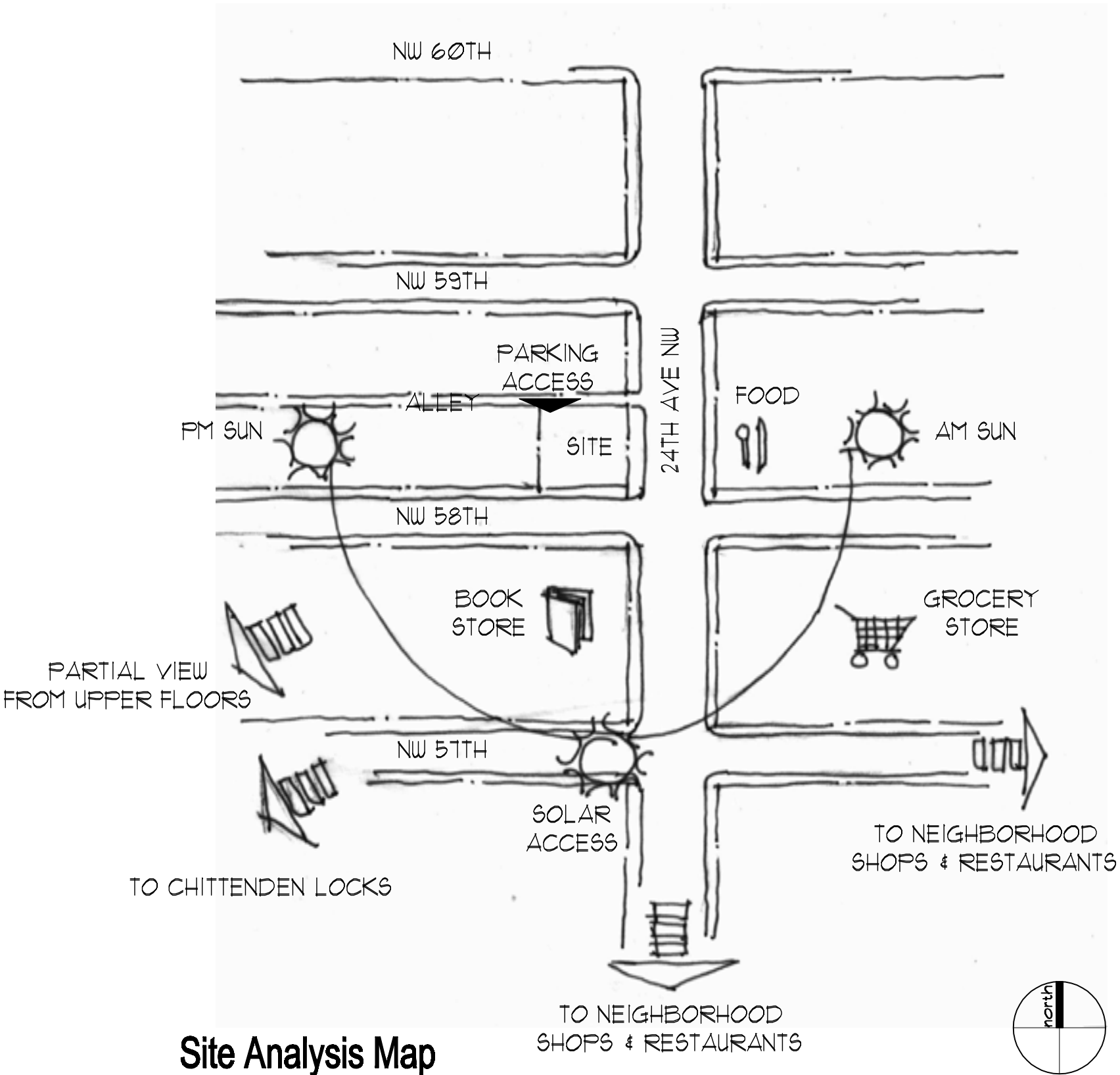
Some solar access available from SE and SW. May be future solar blockage from development of property across street to south of subject site.

VIEW

Some view potential from upper floors. Possible mountain view to SW. Territorial view to N, NE, E and SE.

AMENITIES

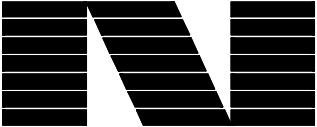
Within walking distance to Ballard shopping & local restaurants. Chittenden Locks within walking distance. Access to Shilshole (pedestrian and vehicle). Accessible to future bike trail link to Burke Gilman.



Site Analysis Map



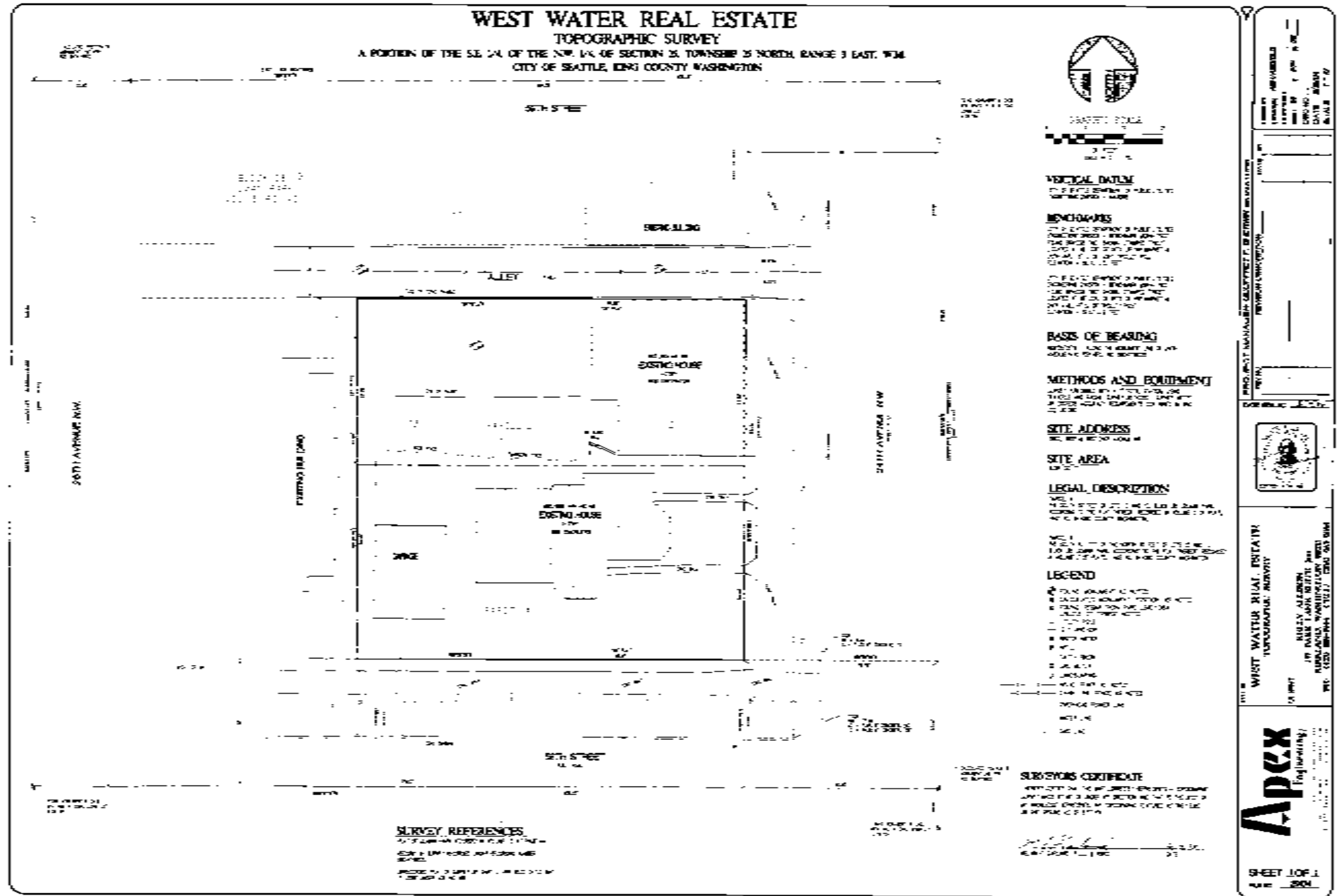
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EXISTING SITE SURVEY

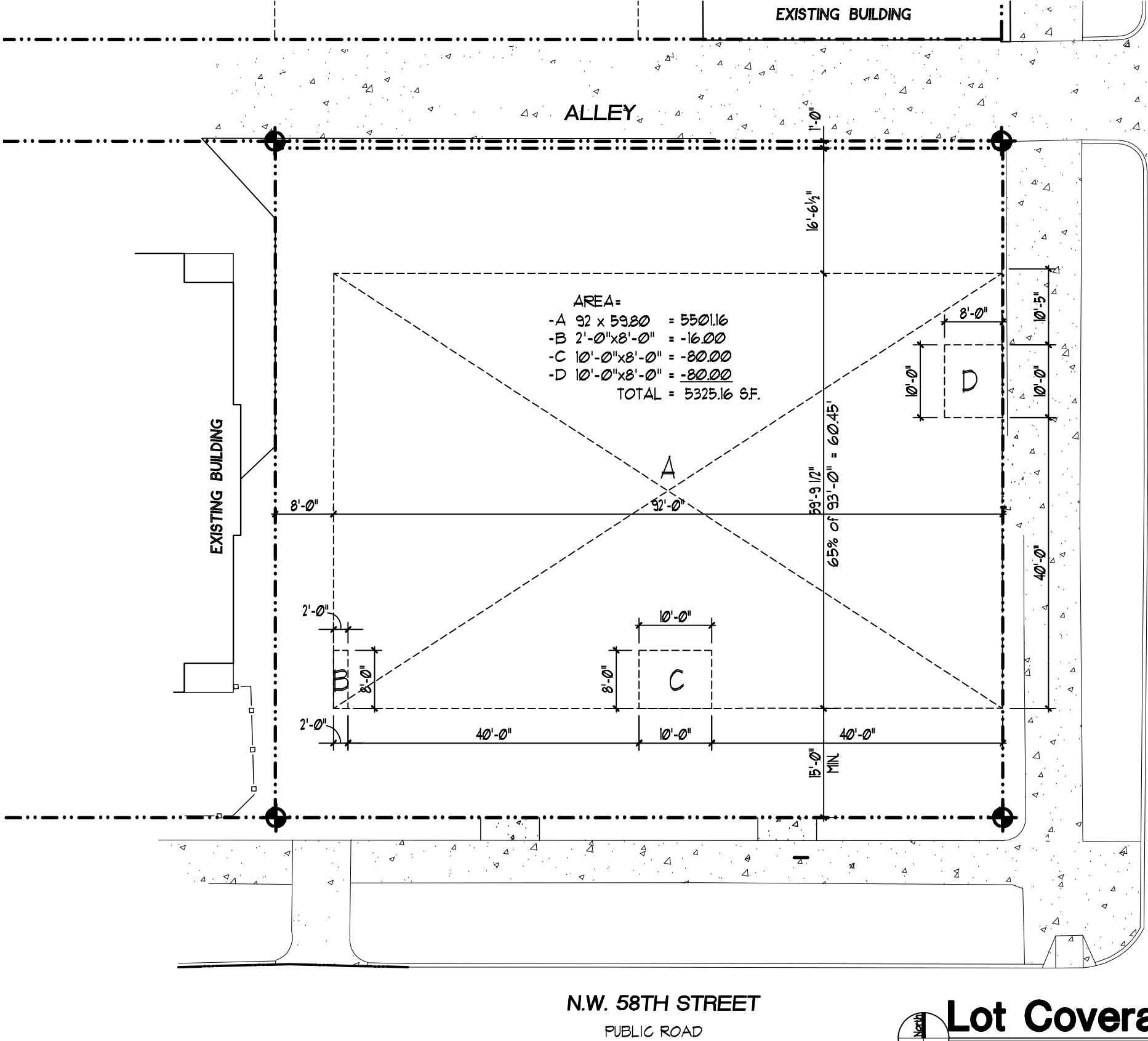


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 **Lot Coverage/Modulation Required**
SCALE: 1/16"=1'-0"



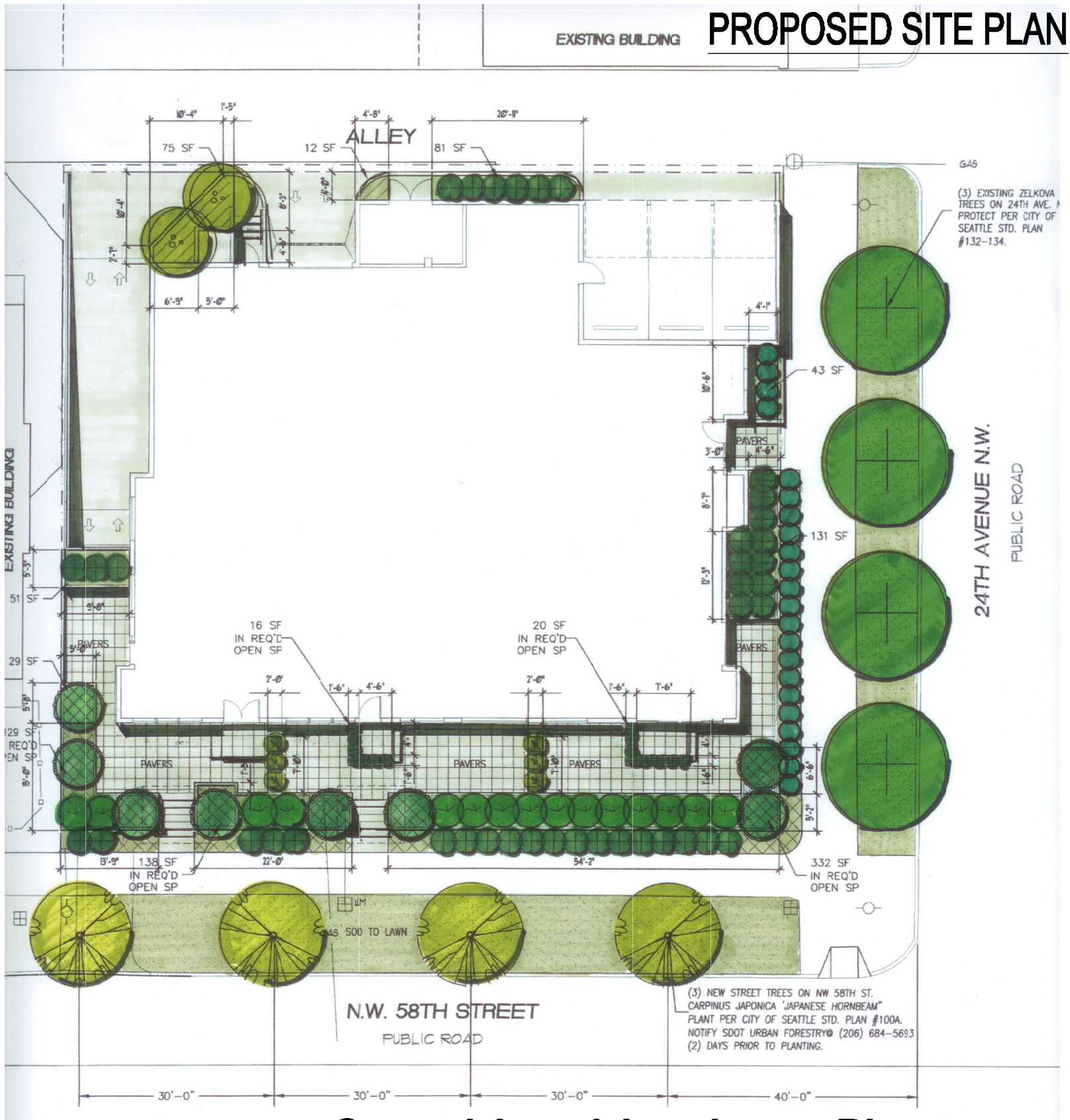
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PLANT SCHEDULE					
SYM.	BOTANIC NAME / COMMON NAME	SIZE	HEIGHT / CONDITION	REMARKS	SPACING
	ACER CERNICUM		8-10 FT. B & B	FULL BRANCHED	
	VINE MAPLE		8-10 FT. B & B	FULL BRANCHED	
	CRATAEGUS LAVALLE	2 TO 2-1/2" CAL.	10-12 FT. B & B	MATCHED / WELL BRANCHED	
	LAVALLE HAWTHORN		8-10 FT. B & B	BUSHY AND SYMMETRICAL	
	MAGNOLIA GRANDIFLORA 'ST. MARY'S'		8-10 FT. B & B	BUSHY AND SYMMETRICAL	
	SOUTHERN MAGNOLIA		8-10 FT. B & B	BUSHY AND SYMMETRICAL	
	CARPINUS JAPONICA	1-3/4 TO 2" CAL.	12-14' B & B	MATCHED / EVENLY BRANCHED	
	JAPANESE HORNBEAM		12-14' B & B	MATCHED / EVENLY BRANCHED	
	ABUTILUS UNEDO 'COMPACTA'	21-24"	3 GAL.	COMPACT & BUSHY PLANT. @ 4'-0" O.C.	4' O.C.
	COMPACT STRAWBERRY TREE				
	CISTUS HYBRIDUS	12-15"	1 GAL.	COMPACT & BUSHY	3' O.C.
	WHITE ROCK ROSE				
	LIQUISTRIUM JAPONICUM 'TERRAZZO'	18-21"	3 GAL.	COMPACT & BUSHY PLANT. @ 4'-0" O.C.	2'-8" O.C.
	WAXLEAF PRIVET				
	NANDINA DOMESTICA 'GULF STREAM'	18-21"	3 GAL.	COMPACT & BUSHY	2'-8" O.C.
	GULF STREAM NANDINA				
	ARCTOSTAPHYLOS UVA URSI				
	KINKORNOCK				
	ERICA CARNEA 'SPRINGWOOD WHITE'	1 GAL.		COMPACT & BUSHY	2' O.C.
	SPRINGWOOD WHITE HEATH				
	VINCA MINOR	4" POT		MIN. 3 RUNNERS	18" O.C.
	PERIWINKLE				
	IMPERATA CYLINDRICA	15-18"	1 GAL.	COMPACT & BUSHY	2'-0" O.C.
	JAPANESE BLOOD GRASS				
	LAVANDULA STOECHAS	12-15"	1 GAL.	COMPACT & BUSHY	2' O.C.
	SPANISH LAVENDER				
	MISCANTHUS SINENSIS 'YAKU JIMA'	10-12"	3 GAL.	COMPACT & BUSHY	2'-8" O.C.
	YAKU JIMA MISCANTHUS				
	MISCANTHUS SINENSIS 'ZEBRA'	15-18"	3 GAL.	COMPACT & BUSHY	4'-0" O.C.
	ZEBRA GRASS				
	PHORMIUM TENAX 'RUBRUM'	10-12"	3 GAL.	COMPACT & BUSHY	2'-8" O.C.
	BRONZE NEW ZEALAND FLAX				

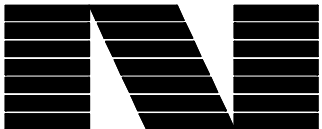
NOTE:
 LOT AREA = 8,312 SF
 LANDSCAPE OPEN SPACE PROVIDED: 642 SF
 LANDSCAPE AREA:
 GR. LEVEL - 462 SF
 ROOF - 210 SF
 2nd FLOOR - 98 SF
 TOTAL SF = 1270 SF
 TREES REQUIRED = 1/1100 SF = MIN 9 TREES / TREES PLANNED = 9 (NOT INCLUDING STREET TREES)
 SHRUBS REQUIRED = MIN 18 SHRUBS / SHRUBS PLANNED = 77 (LOWER LEVEL ONLY)
 DROUGHT TOLERANT TREES REQUIRED = 2, PLANNED = 2 (VINE MAPLES) (LOWER LEVEL ONLY)
 DROUGHT TOLERANT SHRUBS REQUIRED = MIN 6 SHRUBS / SHRUBS PLANNED = 15 ABUTILUS UNEDO COMPACTA (LOWER LEVEL ONLY)
 DROUGHT TOLERANT GROUND COVER REQUIRED = MIN 288 SF / 320 SF OF ARCTOSTAPHYLOS UVA URSI PLANNED (LOWER LEVEL ONLY)
 PLANTER DEPTH PROVIDE 8" DEPTH IN PLANTERS AS PER DIRECTOR'S RULE 13-82. ALL PLANTERS SHALL PROVIDE INTERNAL DRAINAGE CONNECTED TO AN APPROVED DRAINAGE.
 TREES: 48"
 SHRUBS: 24"
 GROUND COVERS: 12"
 IRRIGATION:
 PROVIDE AN AUTOMATIC DRIP IRRIGATION SYSTEM AS PER DIRECTOR'S RULE 13-82.
 INSTALL RAINBIRD KERN-BUS EMITTERS ON MULTI-OUTLET KERN-BUS EMITTERS FOR ALL SHRUBS. INSTALL 2 EMITTERS PER SHRUB.
 INSTALL RAINBIRD KERN-BUS EMITTERS FOR ALL TREES INCLUDING STREET TREES (3 PER TREE AT OUTSIDE OF TREE PIT).
 INSTALL RAINBIRD MULTI-PORT NOZZLES FOR ALL GROUND COVER AREAS.
 A 1" FERCO DOUBLE CHECK VALVE SHALL BE INSTALLED AT THE POINT OF CONNECTION.
 PROVIDE OUTLET PRESSURE AT 30 PSI. THE FOLLOWING RAINBIRD LOW FLOW EQUIPMENT TO BE INSTALLED:
 1" LOW FLOW VALVE WITH P/N RPT FILTER FOR EVERY ZONE. INSTALL RAINBIRD ESP MODULAR SERIES CONTROLLER FOR 7 STATIONS.



Ground Level Landscape Plan
 SCALE: 1/16"=1'-0"

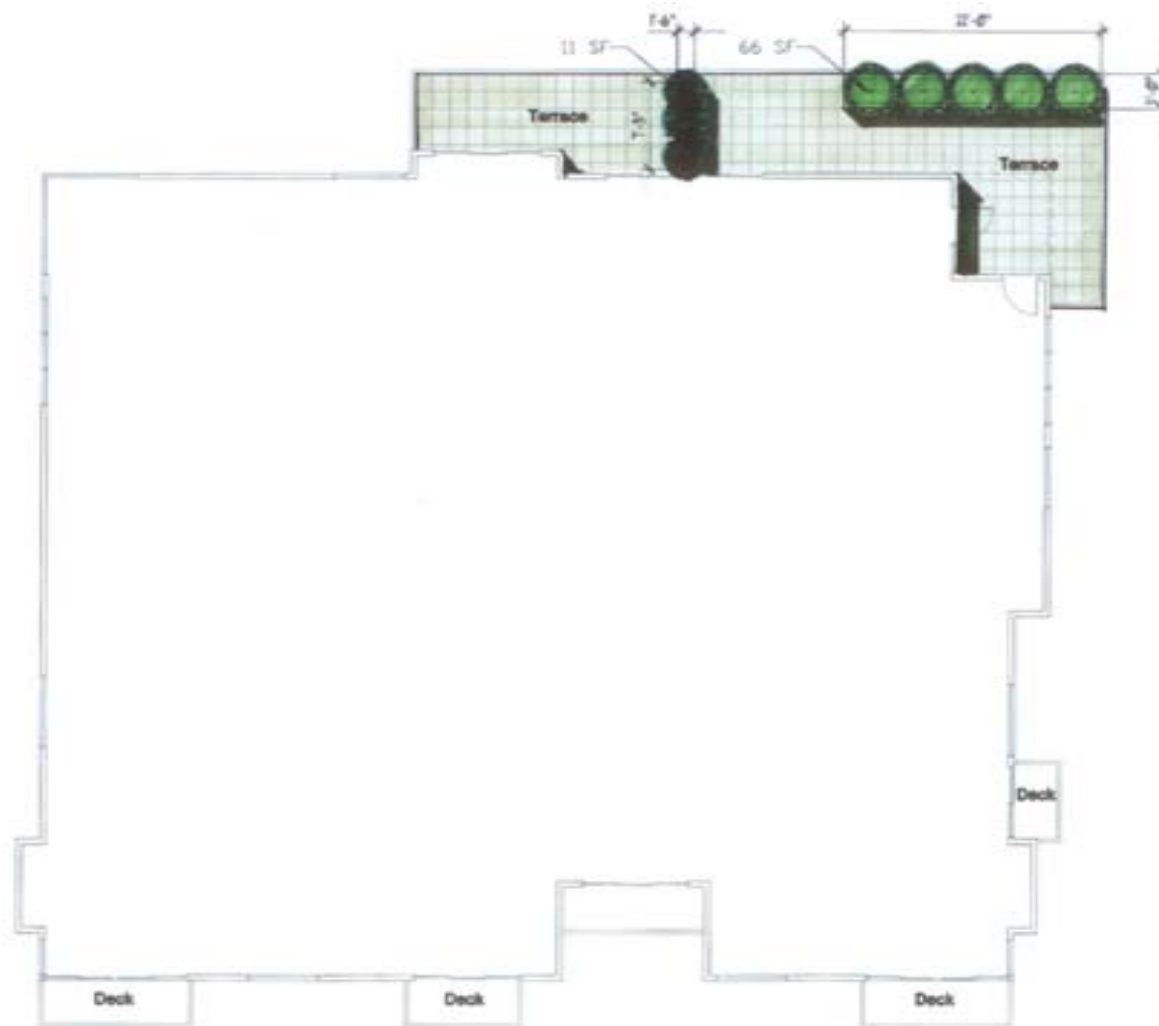


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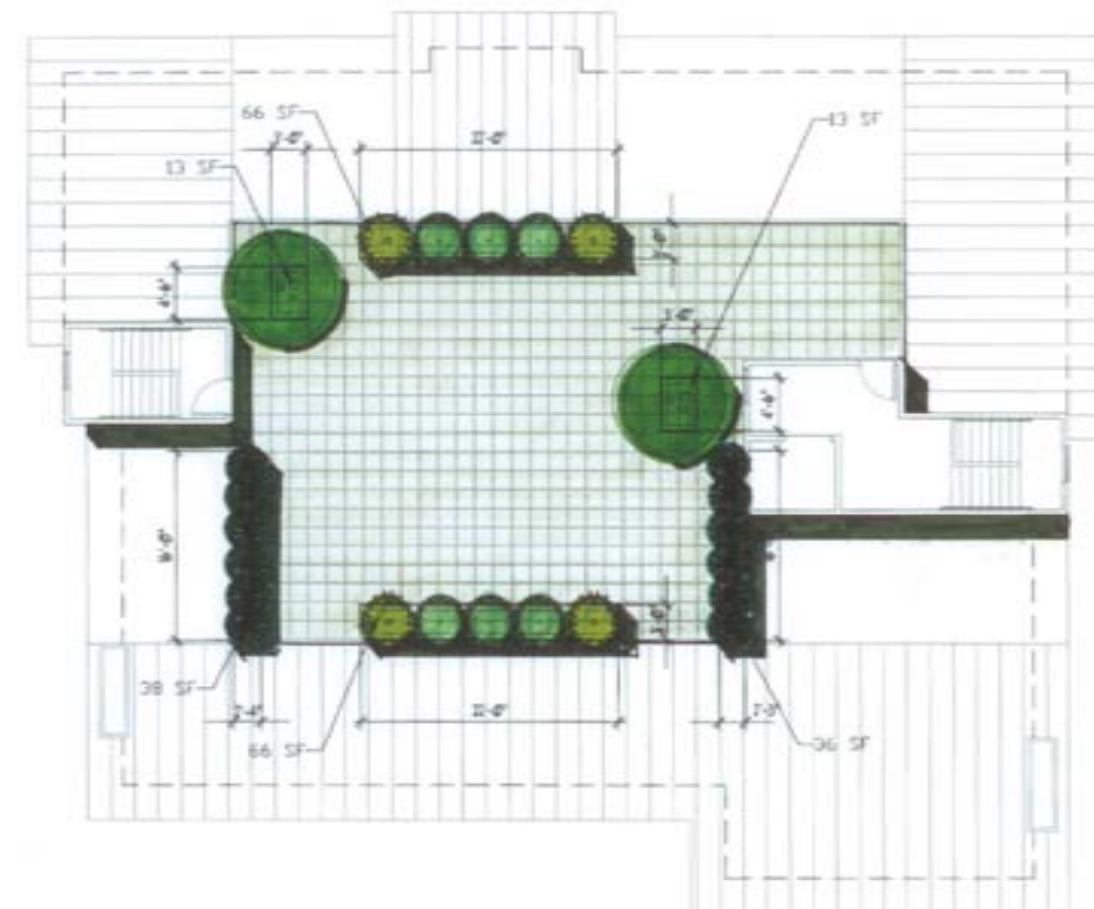
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2-4 Floors Landscape Plan

SCALE: 1/16"=1'-0"



Roof Landscape Plan

SCALE: 1/16"=1'-0"



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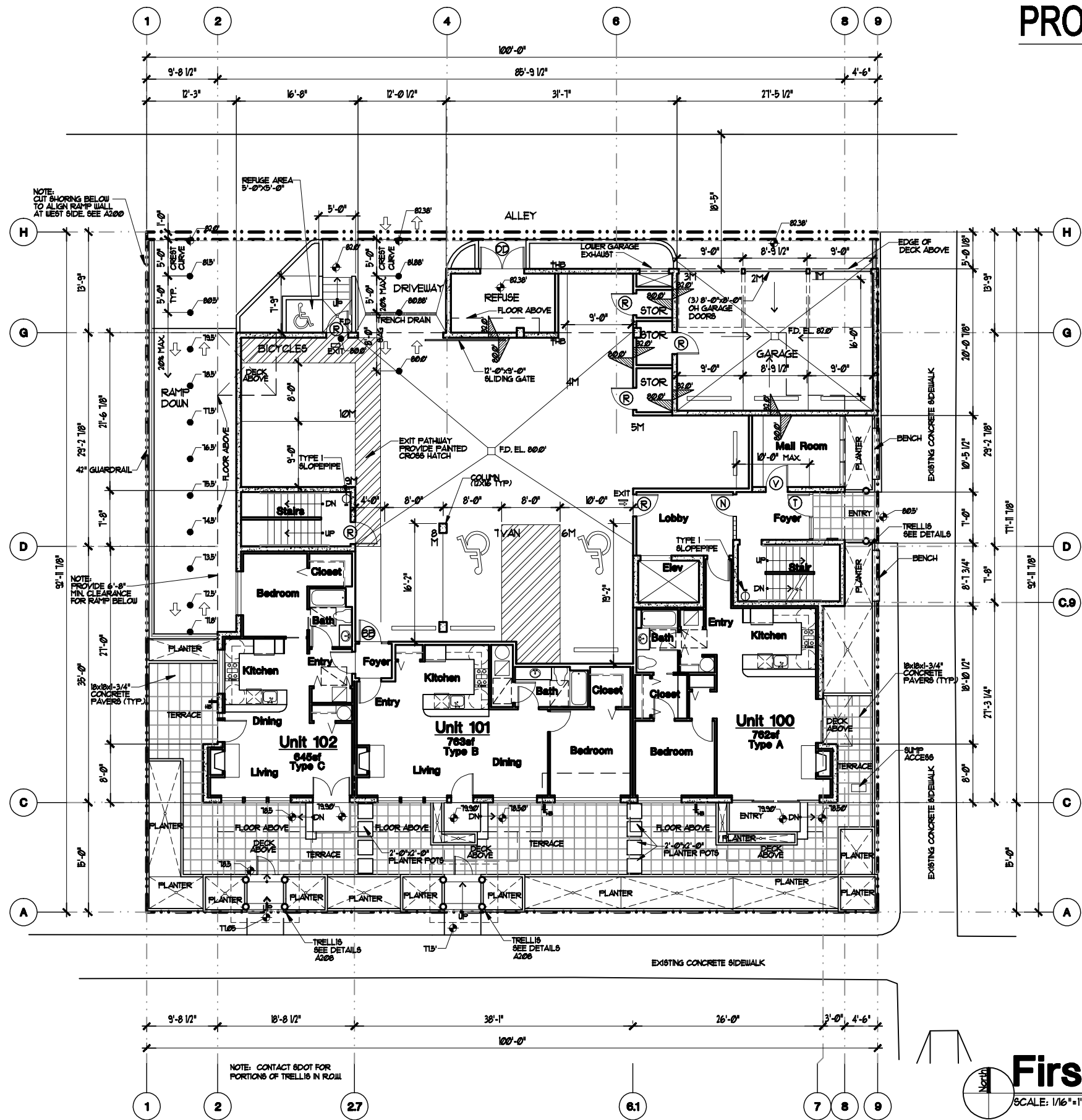
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Garage Level Plan



PROPOSED FLOOR PLANS

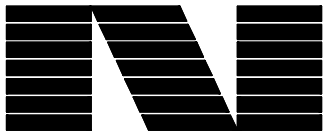


First Floor Plan

SCALE: 1/16"=1'-0"

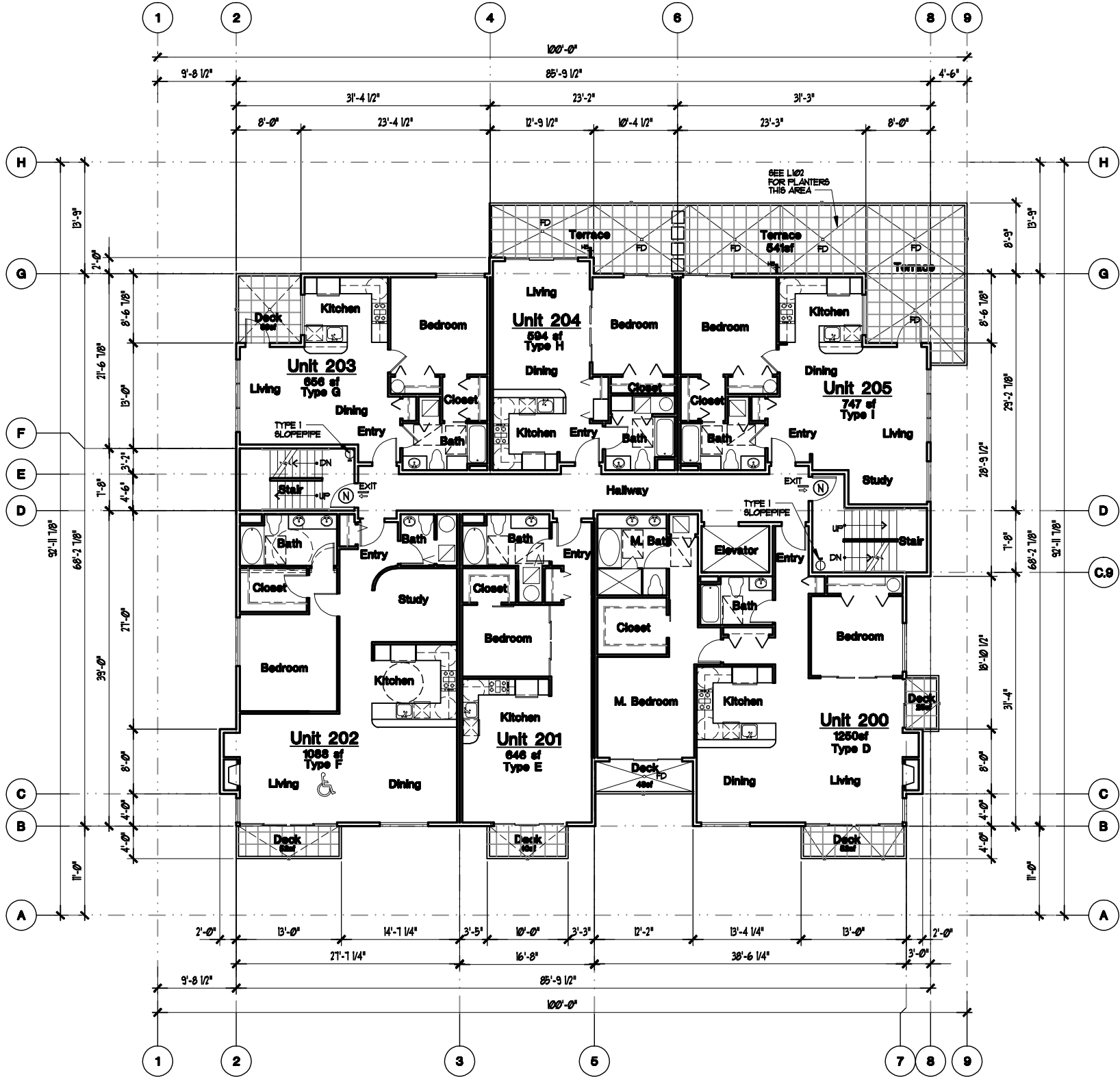


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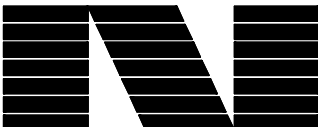
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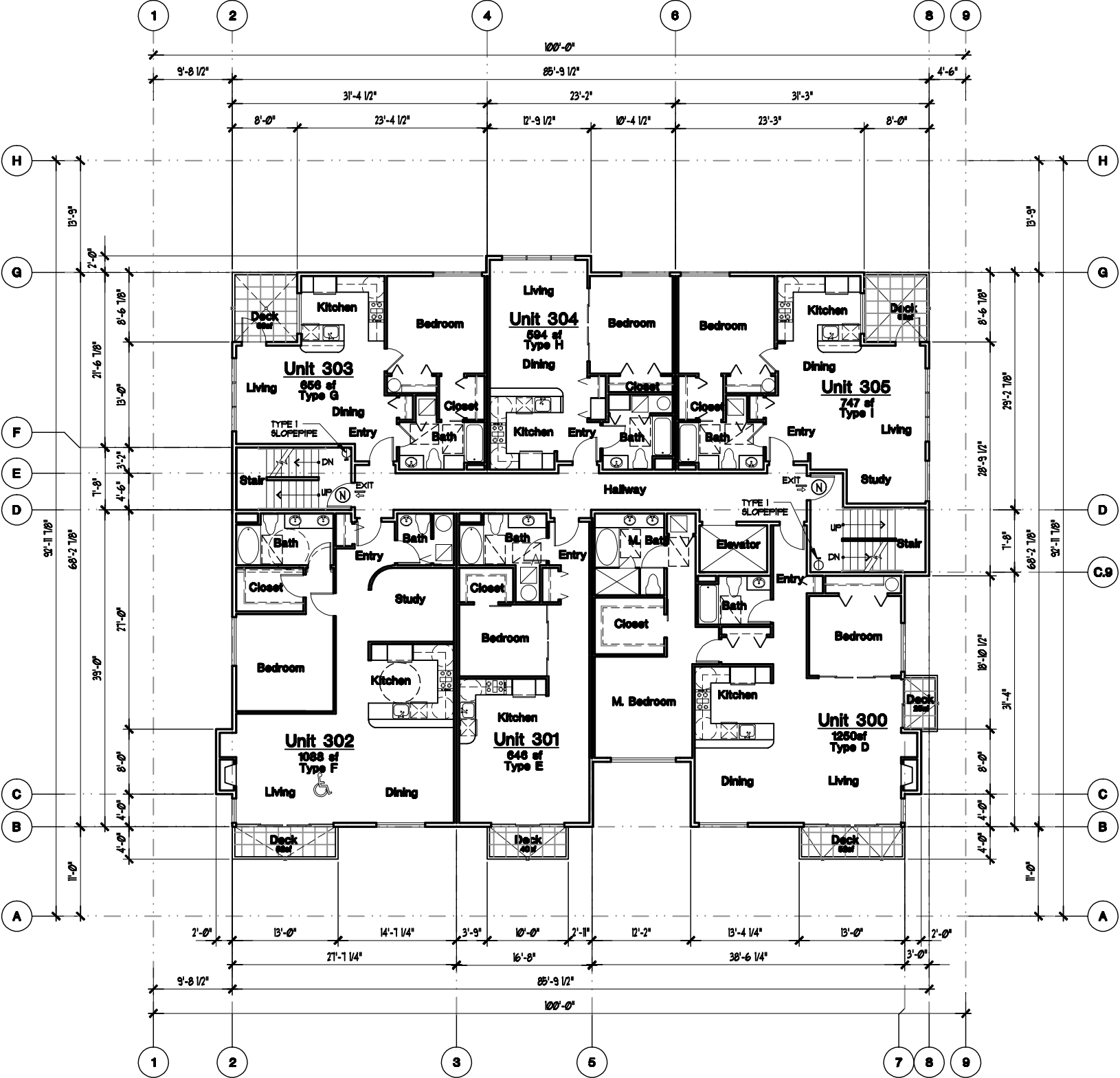
Second Floor Plan
SCALE: 1/16"=1'-0"



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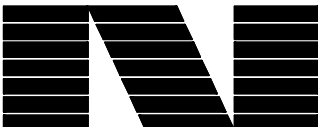
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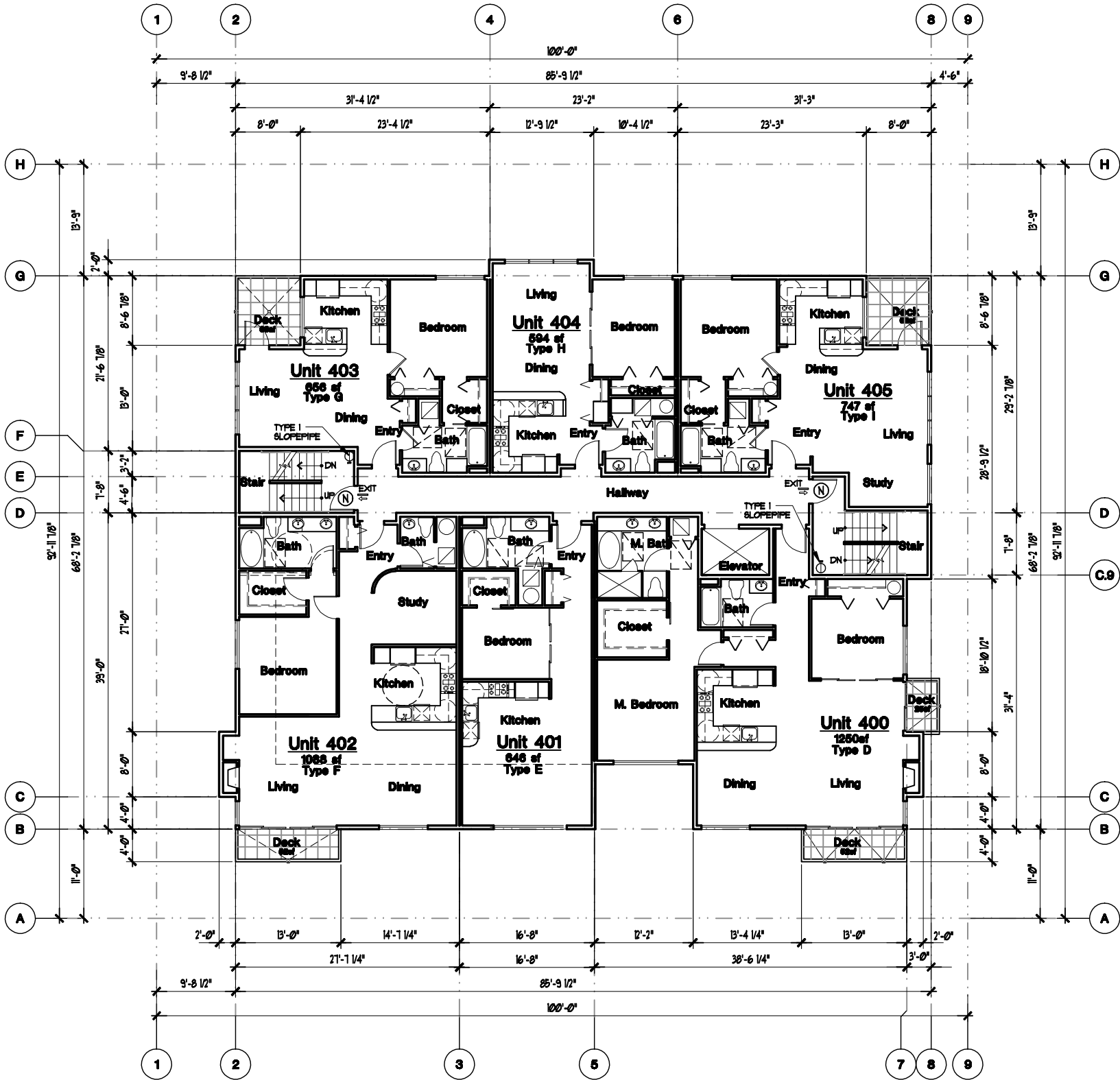
Third Floor Plan
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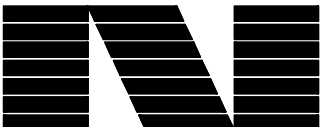
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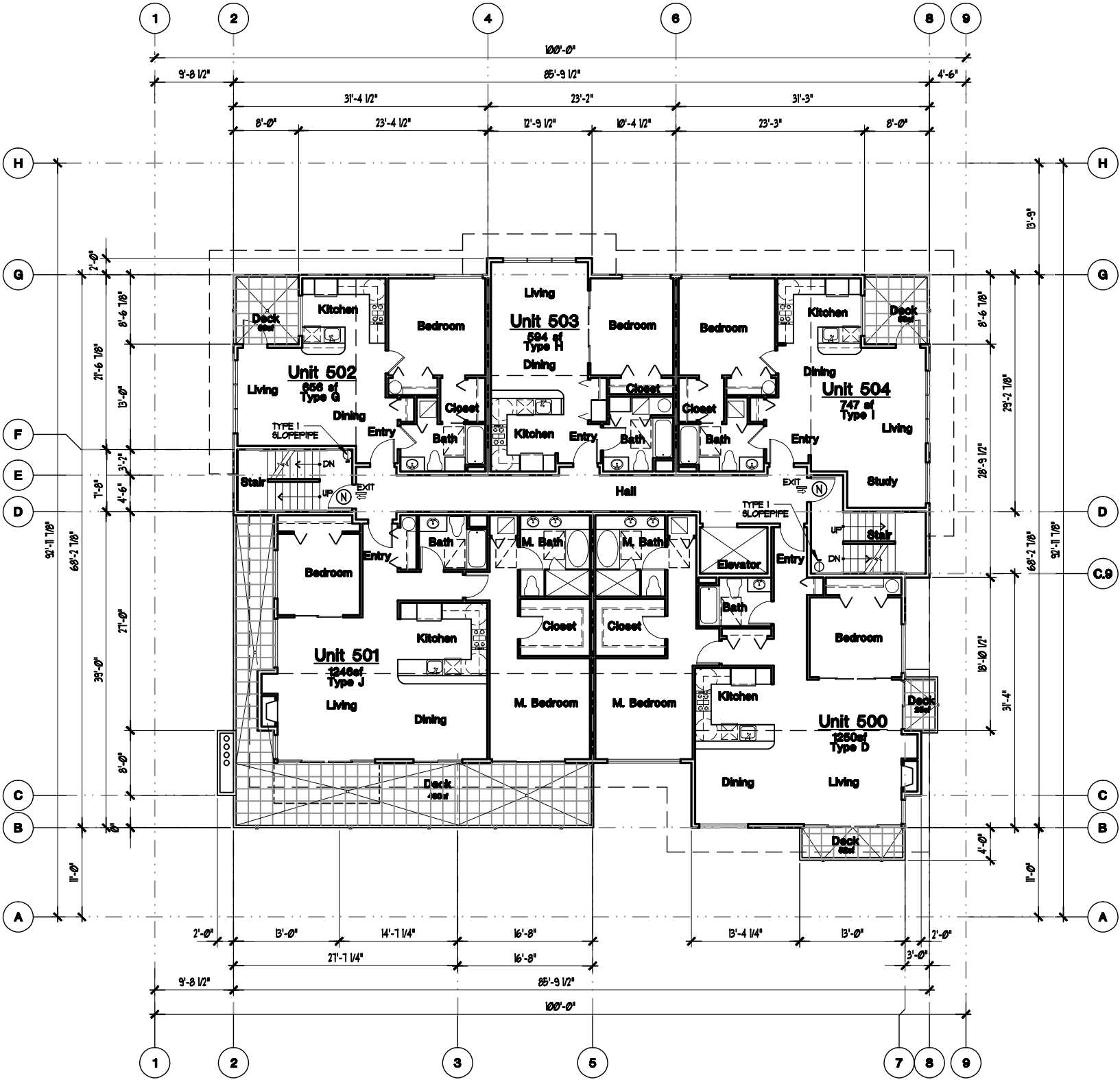
Fourth Floor Plan
SCALE: 1/16"=1'-0"



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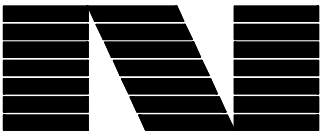
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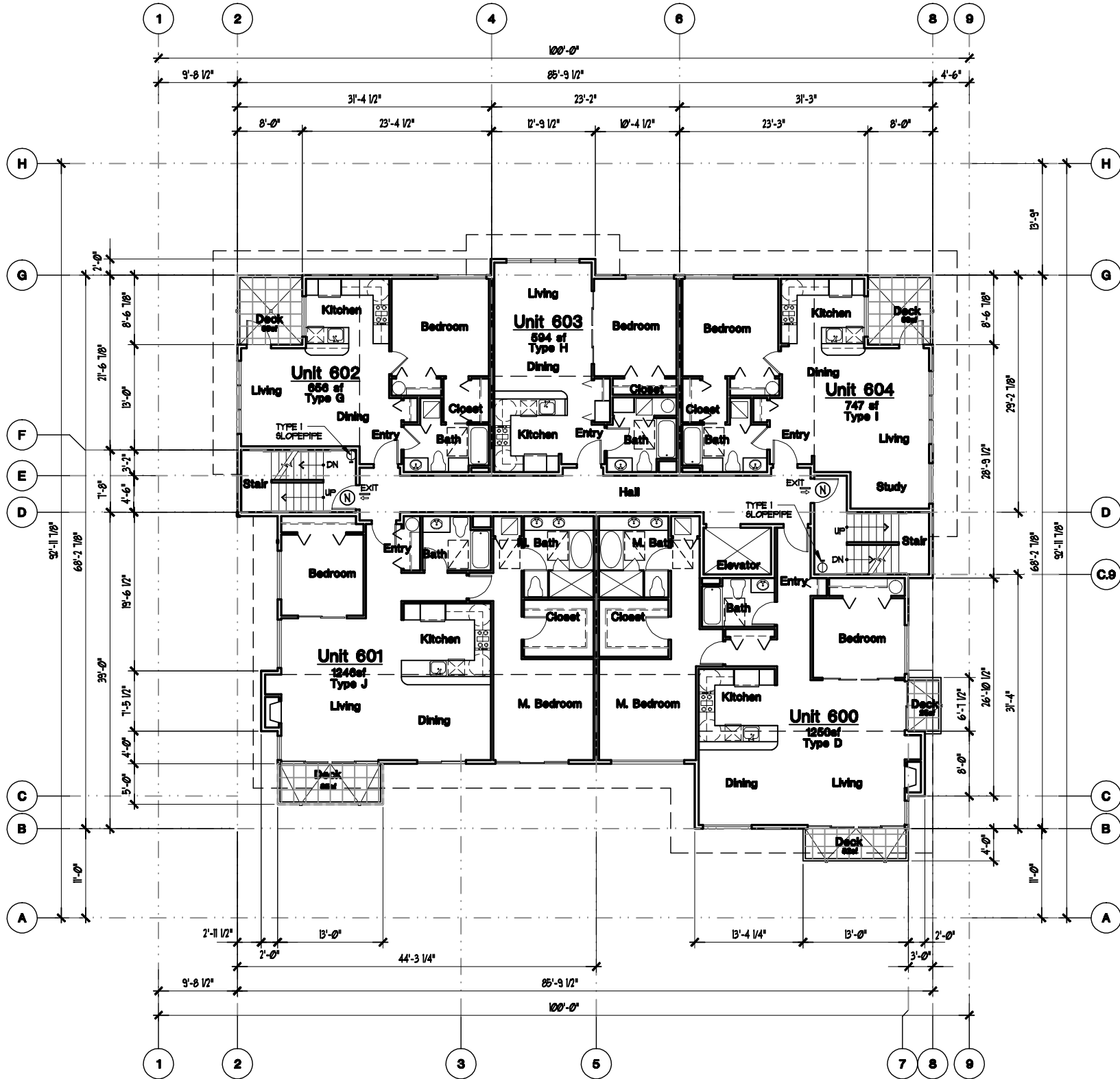
Fifth Floor Plan
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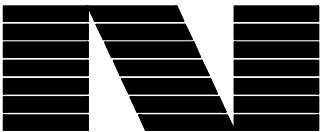
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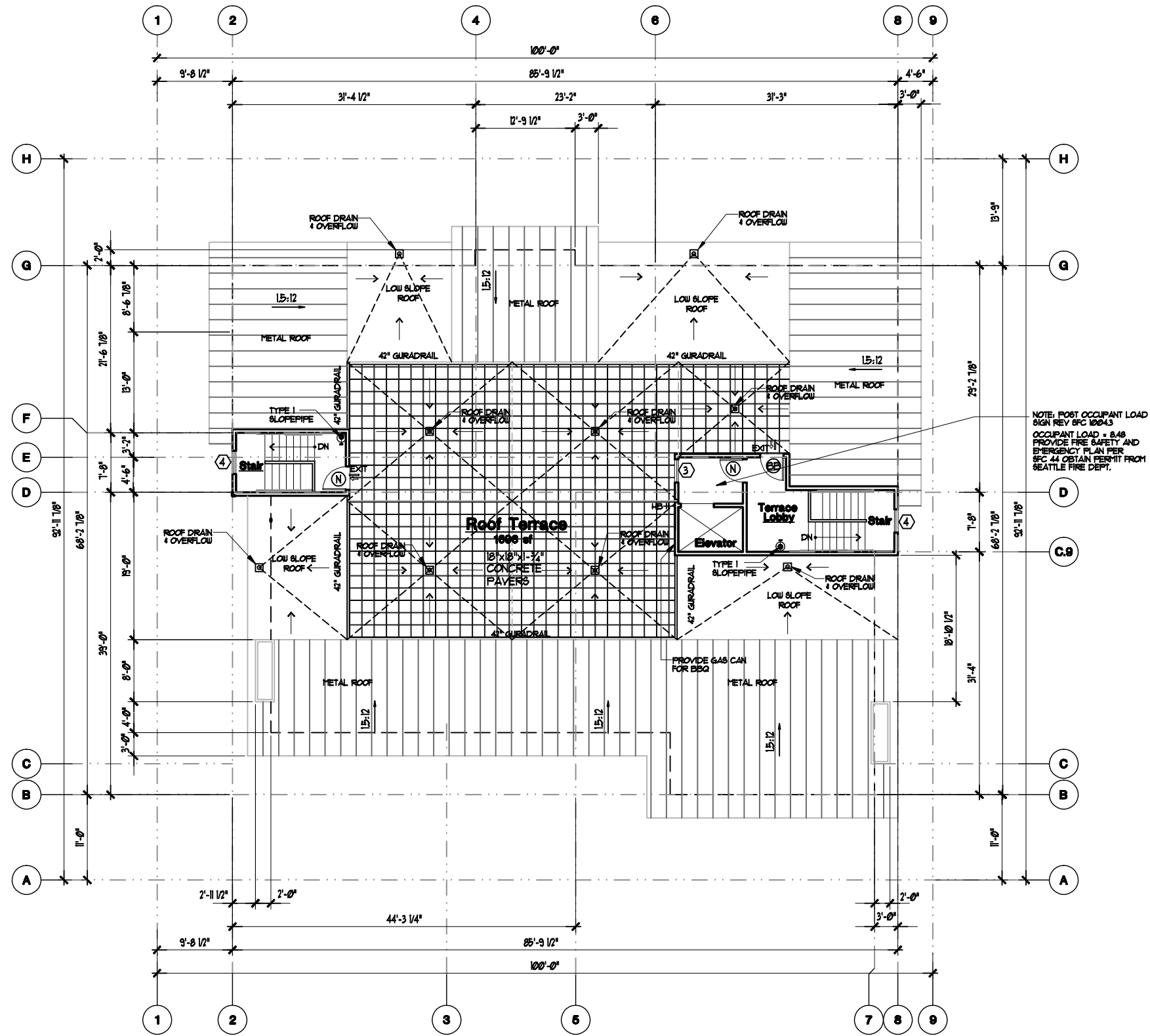
 **Sixth Floor Plan**
SCALE: 1/16"=1'-0"



Condominium in Ballard
5803 24th Avenue N.W.
Seattle, Washington



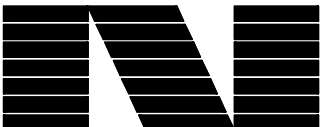
ROGER H. NEWELL A.I.A.
ARCHITECT (206) 322-1192
FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112



Roof Plan
SCALE: 1/16"=1'-0"



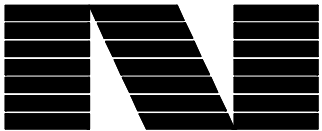
Condominium in Ballard
5803 24th Avenue N.W.
Seattle, Washington



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Condominium in Ballard
5803 24th Avenue N.W.
Seattle, Washington

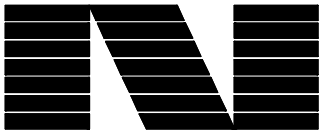


ROGER H. NEWELL A.I.A.
ARCHITECT (206) 322-1192
FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

ENTRANCE PERSPECTIVE



Condominium in Ballard
5803 24th Avenue N.W.
Seattle, Washington



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FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

PROPOSED ELEVATIONS

EXTERIOR MATERIAL SCHEDULE

- (A) METAL SIDING

(B) PANELIZED SIDING

(C) SLATE SIDING

(D) ACCENT TILE

(E) VINYL WINDOW FRAMES

(F) POWDER COATED METAL RAILING
- (G) PAINTED COLUMN

(H) WOOD SOFFIT

(I) CONCRETE PAVER

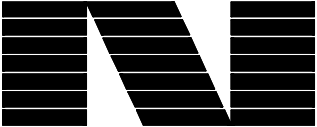
(J) METAL ROOFING

(K) GLASS RAILING

(L) METAL TRELLIS



Condominium in Ballard
5803 24th Avenue N.W.
Seattle, Washington



ROGER H. NEWELL A.I.A.
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FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

PROPOSED ELEVATIONS

EXTERIOR MATERIAL SCHEDULE

- (A) METAL SIDING

(B) PANELIZED SIDING

(C) SLATE SIDING

(D) ACCENT TILE

(E) VINYL WINDOW FRAMES

(F) POWDER COATED METAL RAILING
- (G) PAINTED COLUMN

(H) WOOD SOFFIT

(I) CONCRETE PAYER

(J) METAL ROOFING

(K) GLASS RAILING

(L) METAL TRELLIS



East Elevation

SCALE: 1/16"=1'-0"

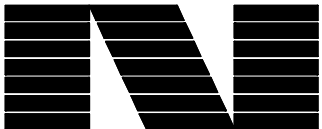


North Elevation

SCALE: 1/16"=1'-0"



Condominium in Ballard
5803 24th Avenue N.W.
Seattle, Washington



ROGER H. NEWELL A.I.A.
ARCHITECT (206) 322-1192

FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112



EAST ELEVATION B



Condominium in Ballard
5803 24th Avenue N.W.
Seattle, Washington



ROGER H. NEWELL A.I.A.
ARCHITECT (206) 322-1192

FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112



SOUTH ELEVATION B&C



Condominium in Ballard
5803 24th Avenue N.W.
Seattle, Washington



ROGER H. NEWELL A.I.A.
ARCHITECT (206) 322-1192

FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

PROJECT NOTES

OWNER: MR. & MRS. J. L. BROWN
 224 1/2 ST. SW
 BOSTON, MA 02118
 PROJECT: 100' x 100' LOT
 PROJECT: 100' x 100' LOT
 PROJECT: 100' x 100' LOT
 PROJECT: 100' x 100' LOT
 PROJECT: 100' x 100' LOT

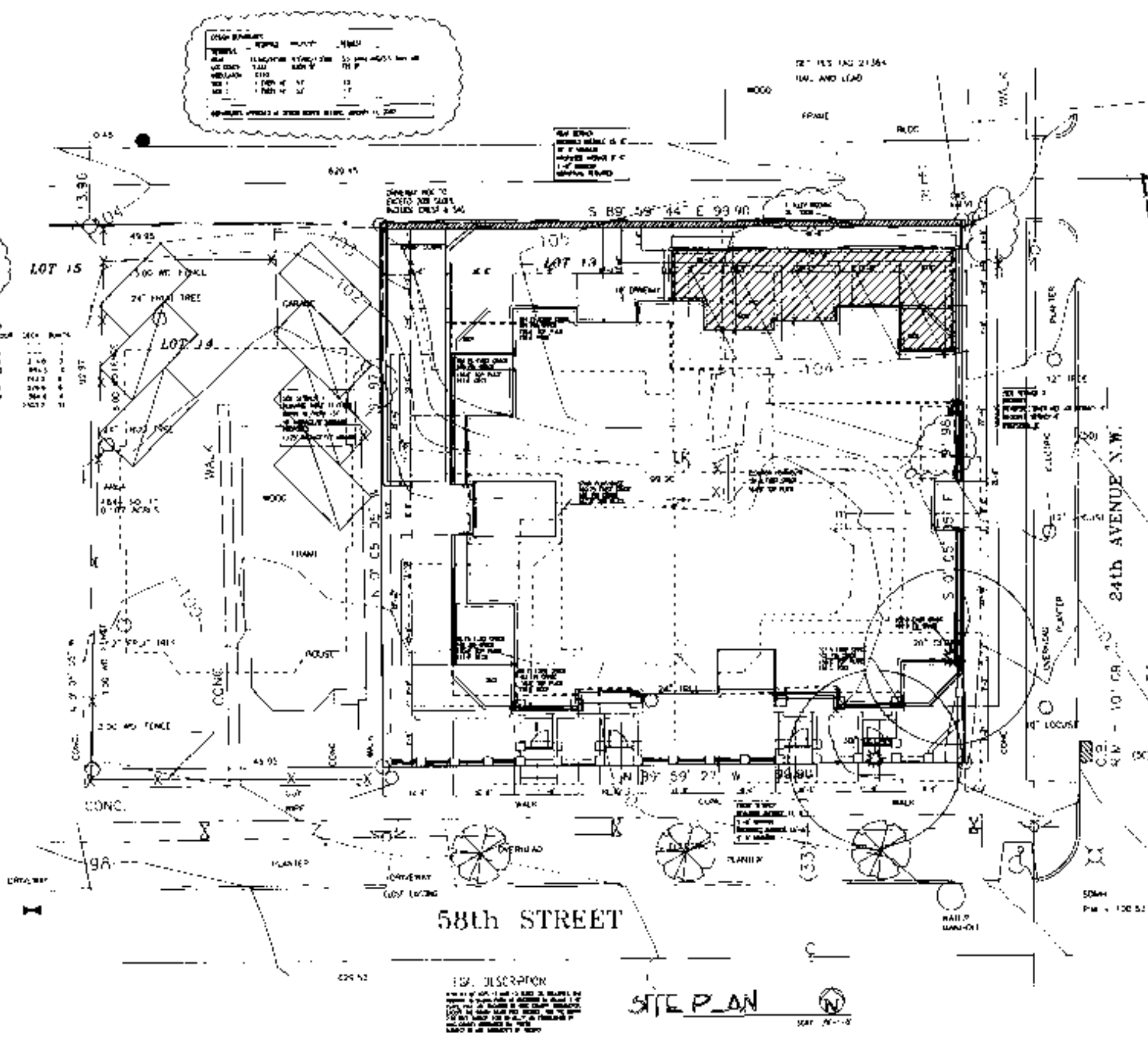
CONSTRUCTION: 100' x 100' LOT
 100' x 100' LOT
 100' x 100' LOT
 100' x 100' LOT
 100' x 100' LOT
 100' x 100' LOT

ITEM	QUANTITY	UNIT	PRICE	TOTAL
100' x 100' LOT	1	SQ. FT.	100.00	100.00
100' x 100' LOT	1	SQ. FT.	100.00	100.00
100' x 100' LOT	1	SQ. FT.	100.00	100.00
100' x 100' LOT	1	SQ. FT.	100.00	100.00
100' x 100' LOT	1	SQ. FT.	100.00	100.00

ITEM	QUANTITY	UNIT	PRICE	TOTAL
100' x 100' LOT	1	SQ. FT.	100.00	100.00
100' x 100' LOT	1	SQ. FT.	100.00	100.00
100' x 100' LOT	1	SQ. FT.	100.00	100.00
100' x 100' LOT	1	SQ. FT.	100.00	100.00
100' x 100' LOT	1	SQ. FT.	100.00	100.00

ITEM	QUANTITY	UNIT	PRICE	TOTAL
100' x 100' LOT	1	SQ. FT.	100.00	100.00
100' x 100' LOT	1	SQ. FT.	100.00	100.00
100' x 100' LOT	1	SQ. FT.	100.00	100.00
100' x 100' LOT	1	SQ. FT.	100.00	100.00
100' x 100' LOT	1	SQ. FT.	100.00	100.00

100' x 100' LOT
 100' x 100' LOT
 100' x 100' LOT
 100' x 100' LOT
 100' x 100' LOT
 100' x 100' LOT



200 E. NOVIK
 224 1/2 ST. SW
 BOSTON, MA 02118
 PROJECT: 100' x 100' LOT
 PROJECT: 100' x 100' LOT
 PROJECT: 100' x 100' LOT
 PROJECT: 100' x 100' LOT
 PROJECT: 100' x 100' LOT

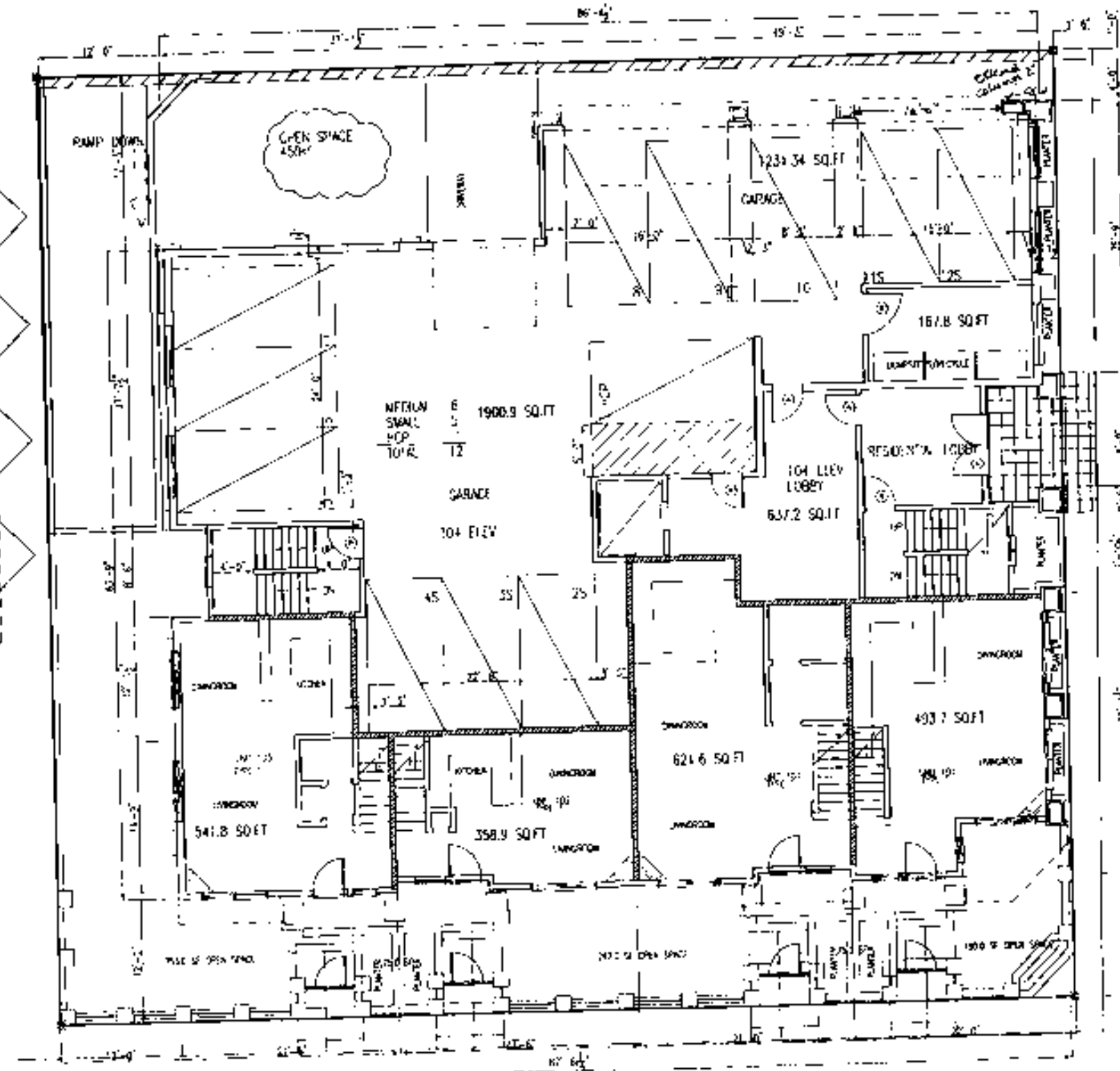
DESCRIPTION

100' x 100' LOT
 100' x 100' LOT
 100' x 100' LOT
 100' x 100' LOT
 100' x 100' LOT

SITE PLAN

SCALE: 1/4" = 1'-0"

ALLEY



1855.0 sq. OPEN SPACE @ GROUND LEVEL

58th STREET

FIRST FLOOR PLAN

24th AVENUE N.W.

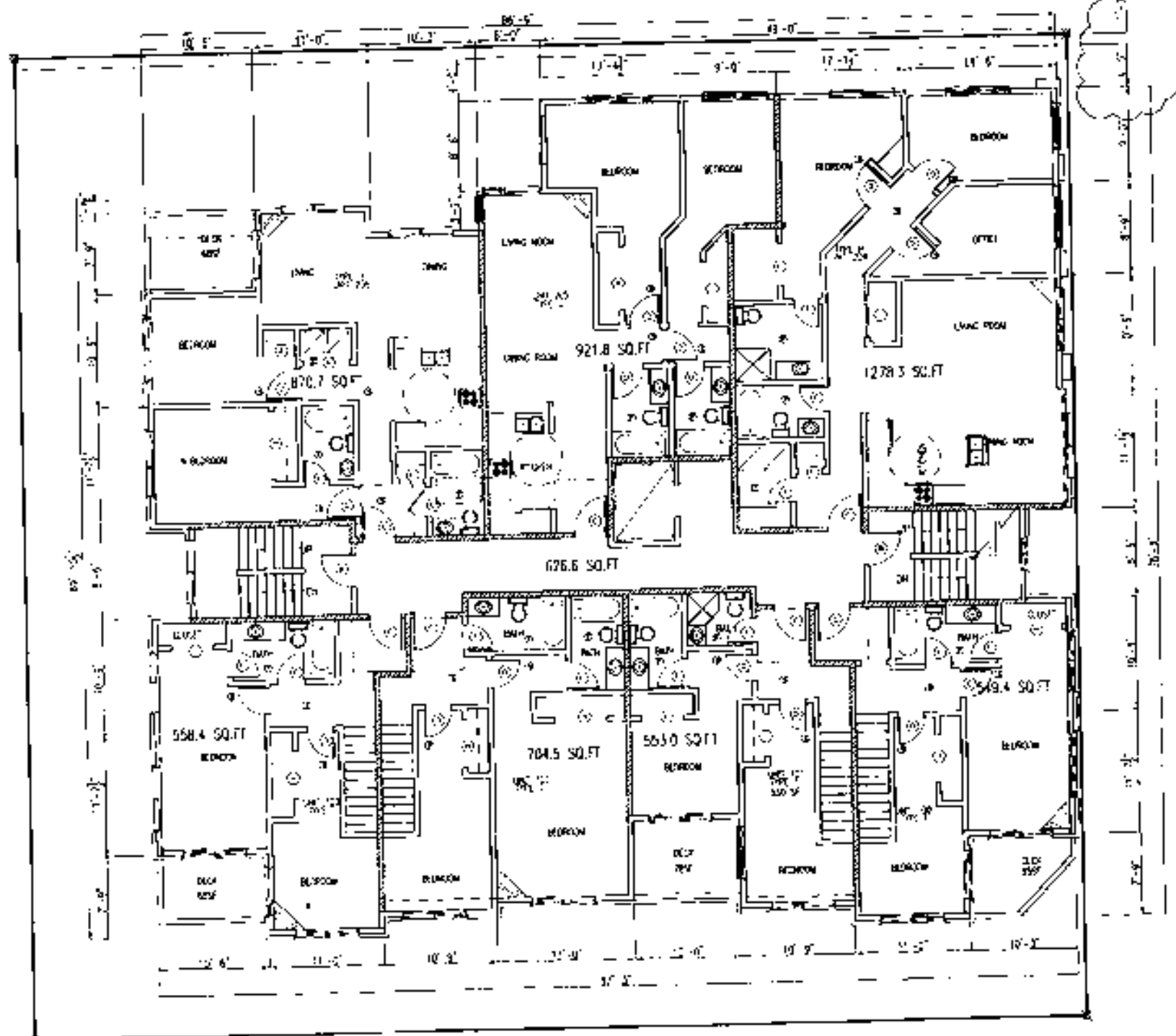
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31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
49	50	51	52	53	54
55	56	57	58	59	60



200 E. NOVA
ARCHITECT
3316 E. 25TH STREET
SEATTLE, WA 98125
PH: (206) 361-5133 FAX: 361-6345

PROJECT FOR
BOC INC.
224 174TH ST. SW
BOYD, WA 98012
PH: (425) 742-4922

1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
49	50	51	52	53	54
55	56	57	58	59	60



SECOND FLOOR PLAN



NO.	DATE	BY	CHKD.
1	10-1-77	W.E.	W.E.
2	10-1-77	W.E.	W.E.
3	10-1-77	W.E.	W.E.
4	10-1-77	W.E.	W.E.

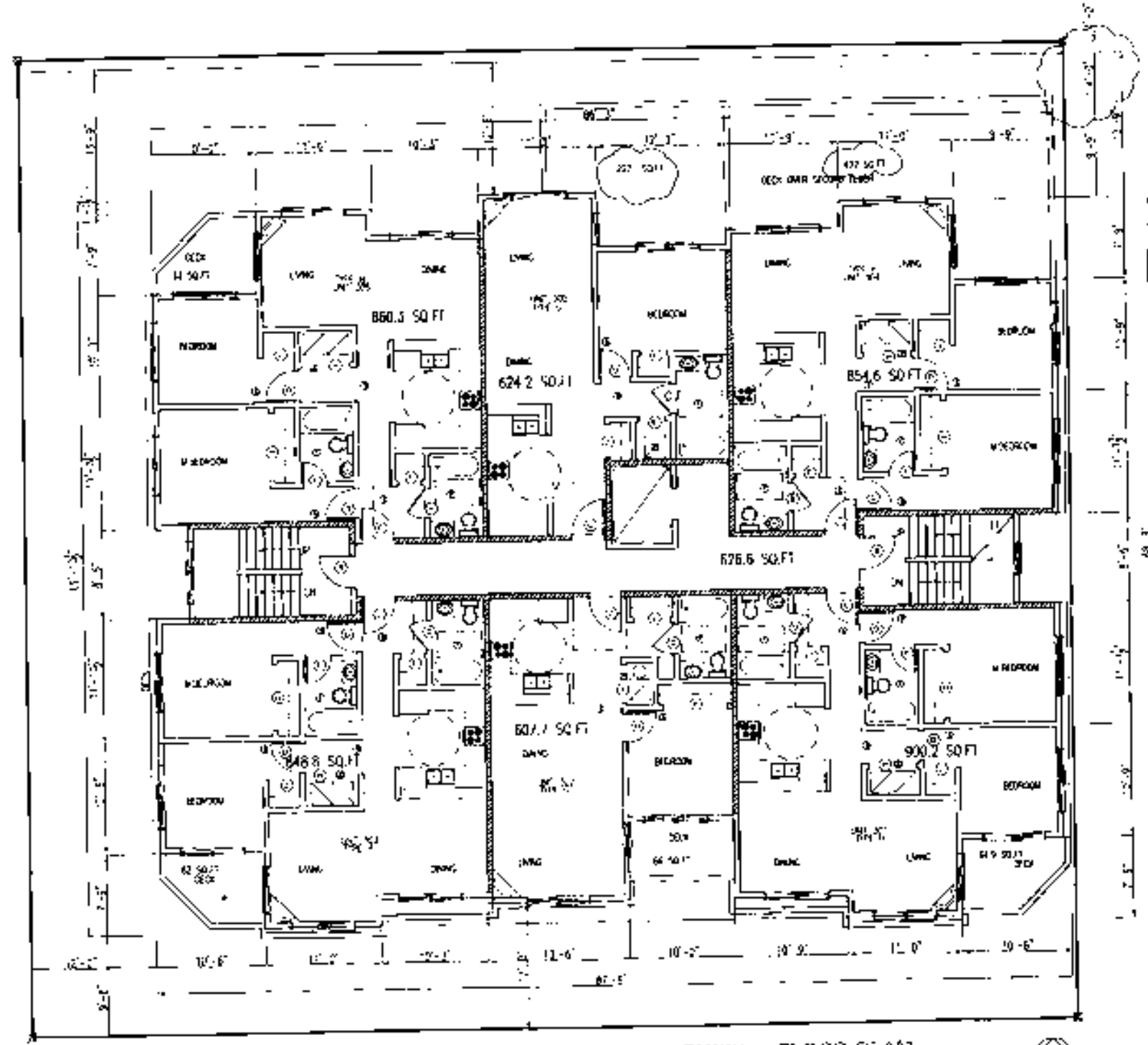


ROD E. NOVAK
ARCHITECT
3015 N. 28TH STREET
SEATTLE, WA 98105
PH: (206) 561-5113 FAX: (206) 561-5545

PROJECT FOR
RDC INC.
224-74TH ST. SW
BOHEMIA, WA 98022
PH: (425) 742-1922

DATE: 10-1-77
BY: W.E.
CHKD: W.E.

NO.	DATE	BY	CHKD.
1	10-1-77	W.E.	W.E.
2	10-1-77	W.E.	W.E.
3	10-1-77	W.E.	W.E.
4	10-1-77	W.E.	W.E.



Age	5.0	5
Age	4.1	4
Age	3.2	3
Age	2.3	2
Age	1.4	1



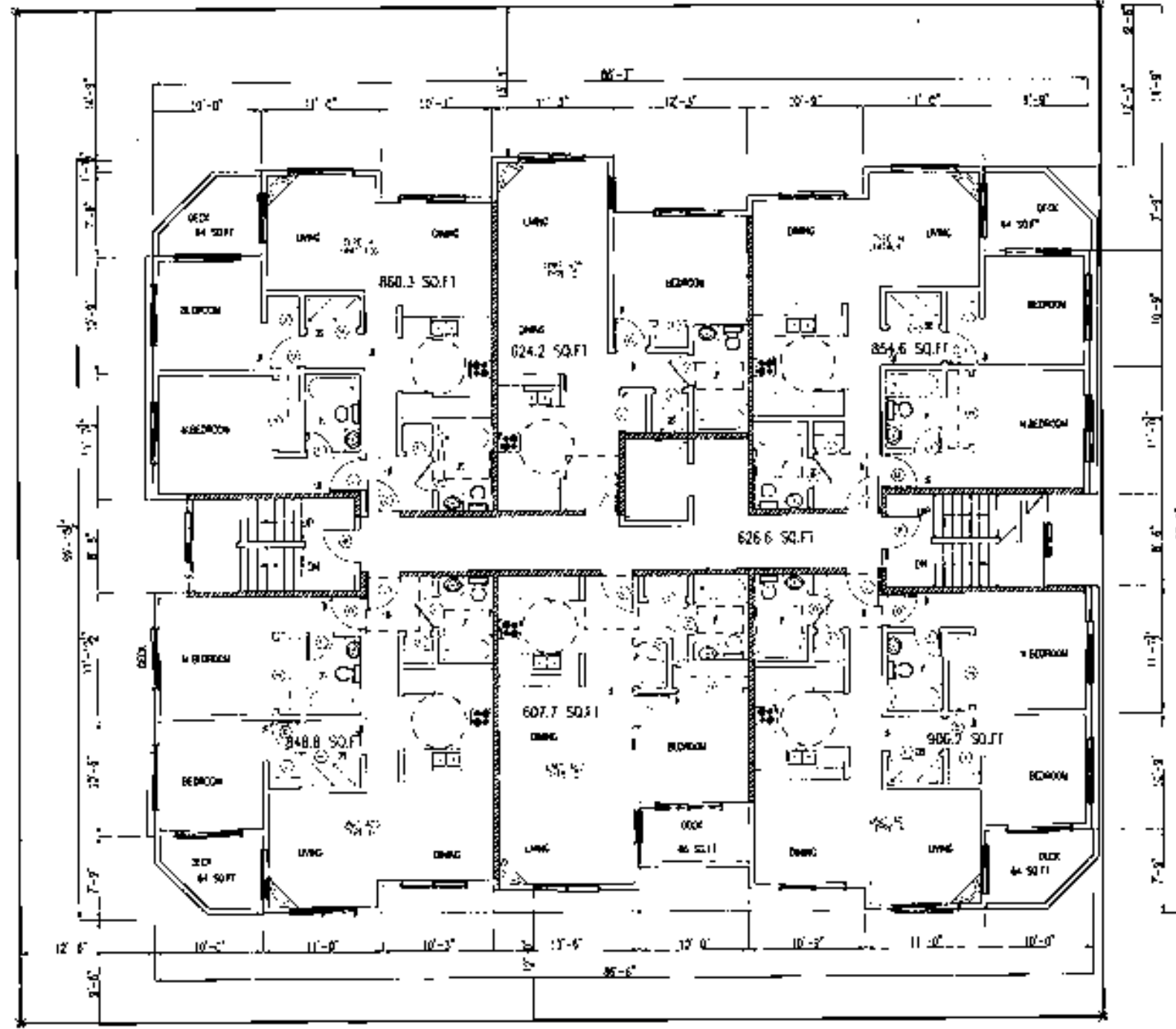
200 E. Novato
PO BOX 1250
3316 NE 125TH STREET
SPAT WA 98144
BU 2061361-5735 FAX 2061361-5735

REQUEST FOR
BID NO. 100-0000000000000000
224-174-15-5W
900-111-11-11
P.O. BOX 14250 / 42-4922

CC' = 1240

A-5

1 2 3 4 5 6



FOURTH FLOOR PLAN



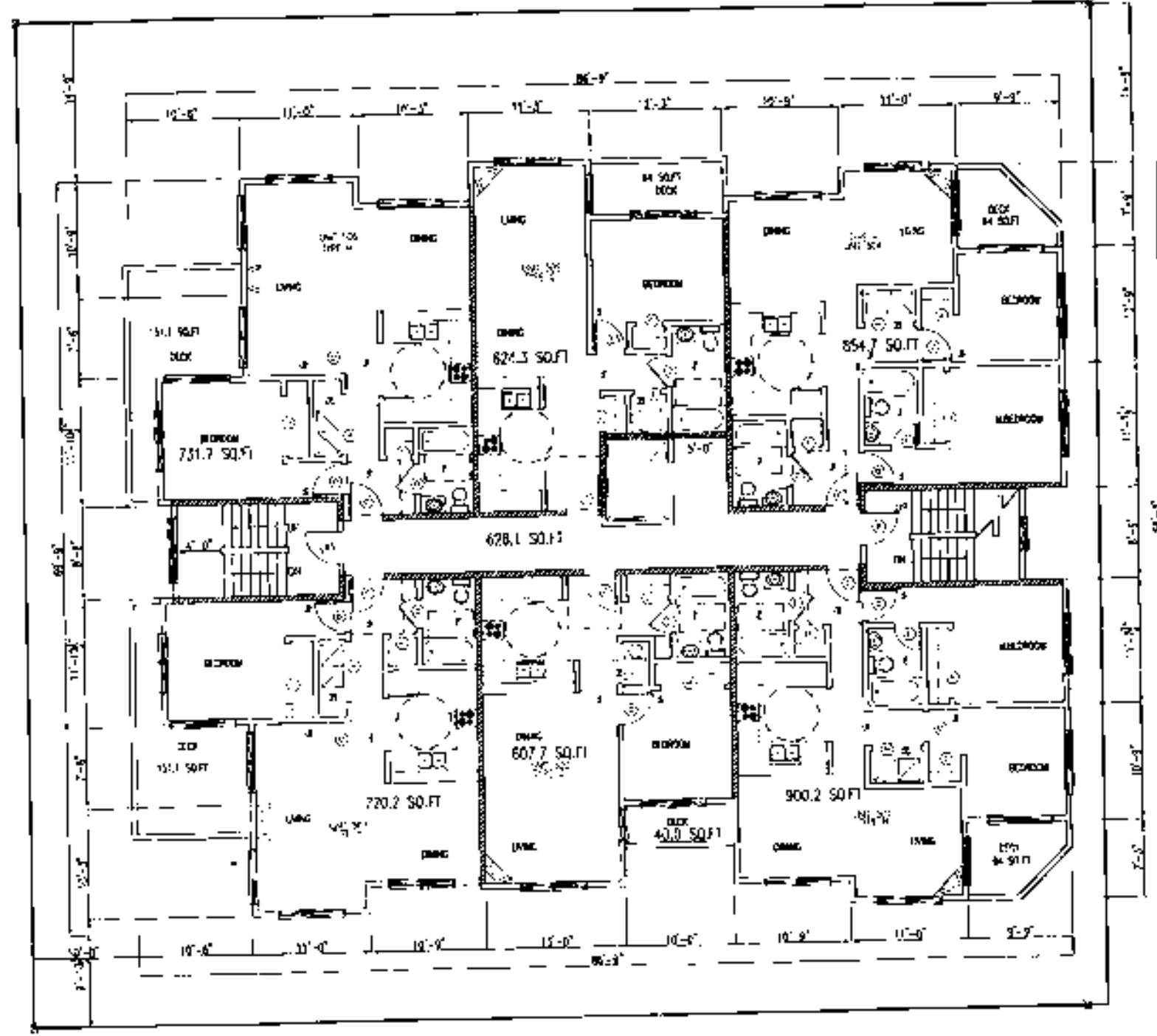
PROJECT FOR
ROC INC.
 234-174TH ST. SW
 BOSTON, WA 98012
 PH: (425) 742-4922

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99	1/1/11	ROD	ROD
100	1/1/11	ROD	ROD

PROJECT FOR
ROC INC.
 234-174TH ST. SW
 BOSTON, WA 98012
 PH: (425) 742-4922



REV	DATE	BY	CHK
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4	1/1/11	ROD	ROD
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FIFTH FLOOR PLAN

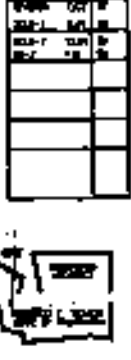
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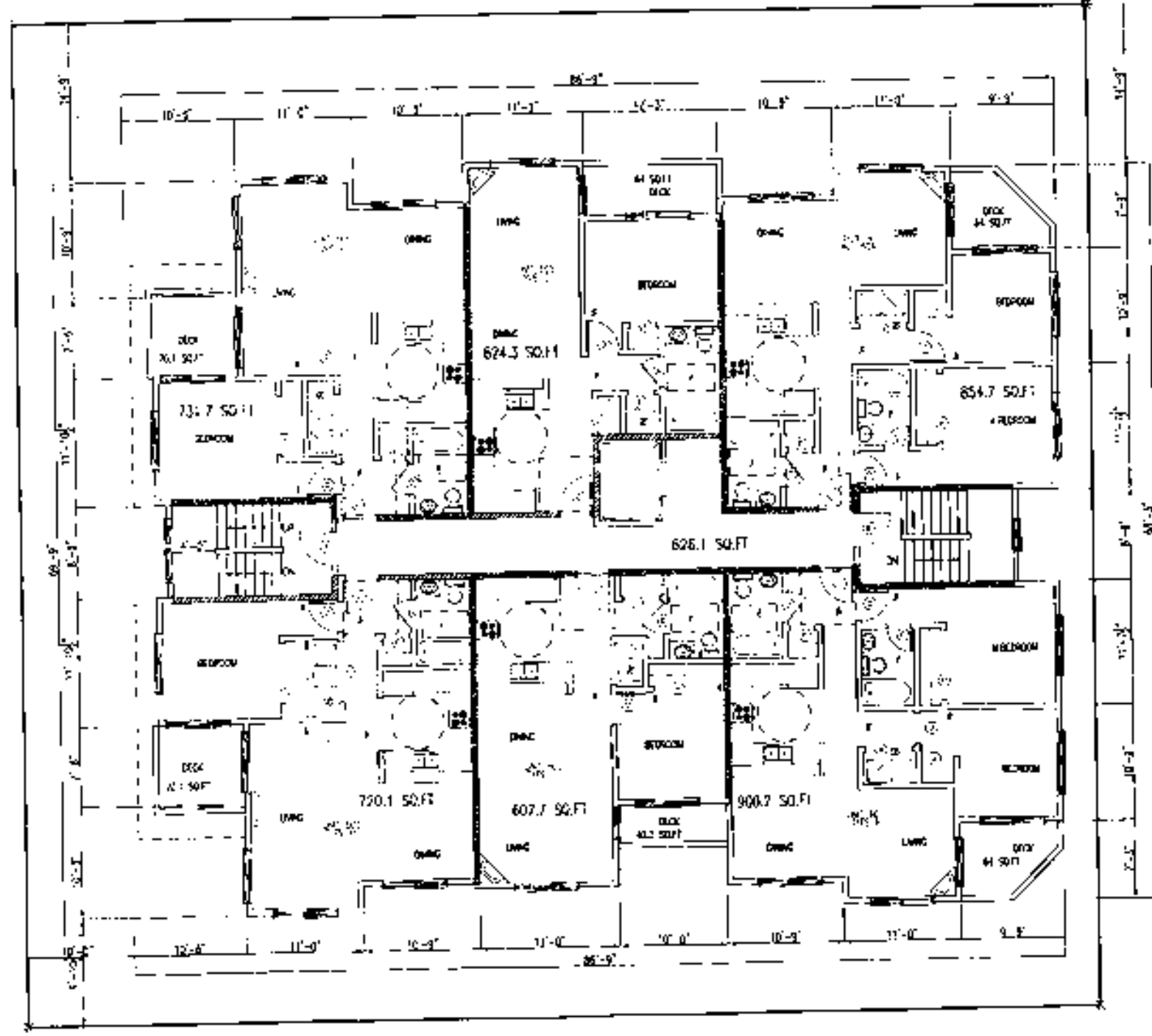


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PROJECT FOR
BOC INC.
 224-174TH ST. SW
 BOOTHILL, WA. 98012
 PH: (425) 742-4922

ROD E. NOVEN
 ARCHITECT
 3316 NE 125TH ST
 SEATTLE, WA 98155
 PH (206) 361-8133 FAX 361-8345

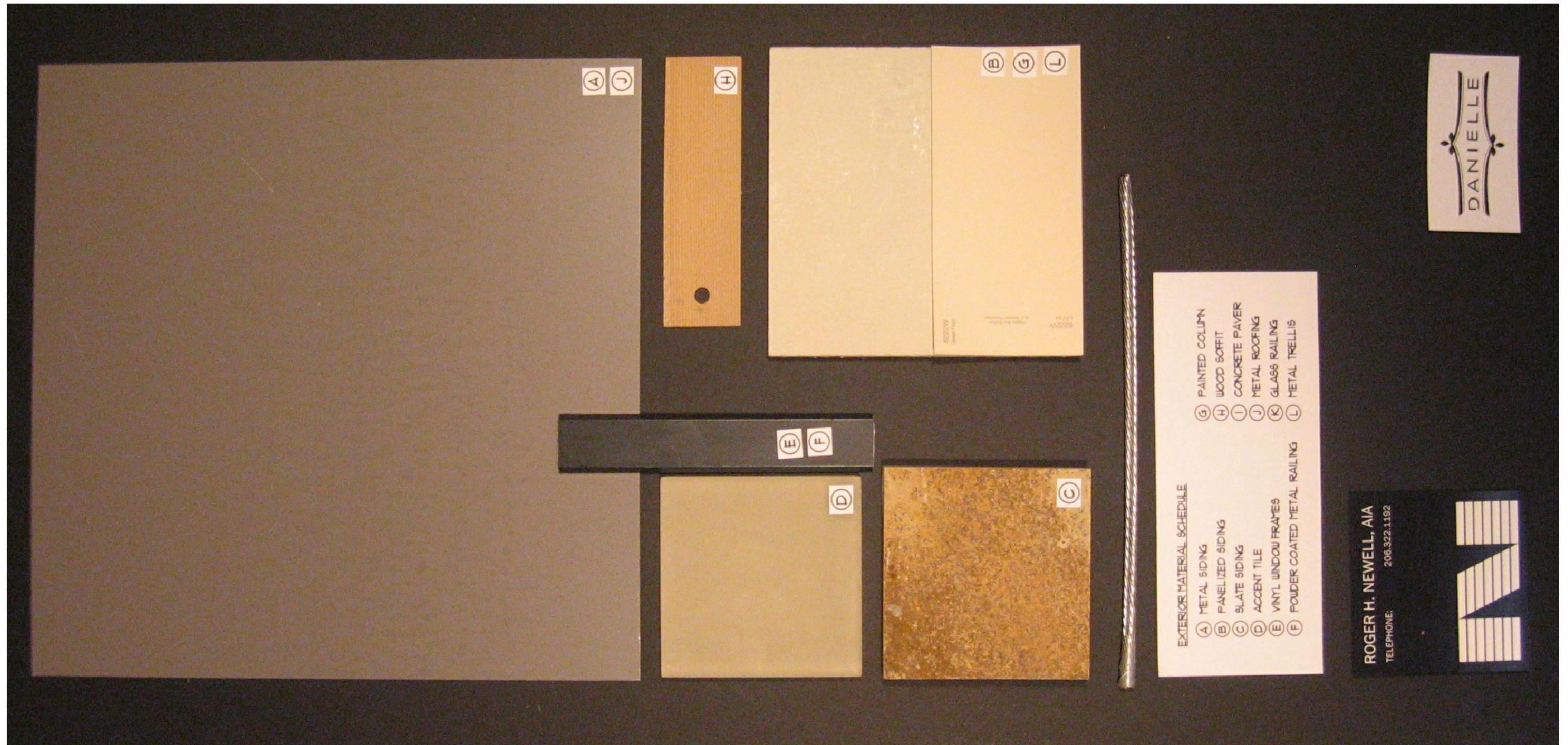




SIXTH FLOOR PLAN



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Condominium in Ballard
5803 24th Avenue N.W.
Seattle, Washington



ROGER H. NEWELL, AIA
ARCHITECT (206) 322-1192

FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE, EAST
SEATTLE, WASHINGTON 98112

Departures Previously Granted

- Reduced rear setback from 15' average/ 10' minimum to 9.5' average/ 4' minimum.
- Increase in lot coverage of 11% (588 sf)
- Increase in modulation (facade width) on south and east facades (40' maximum, 53' permitted)

Departures Requested for Revised Project

- Reduced rear setback from 15' average/ 10' minimum to 9' average/ 4' minimum
- Increase in lot coverage of 15.7% (847 sf)
- Increase in modulation (facade width) on the south and east facades (40' maximum, 69'-8" proposed) and variation in modulated area (8' x 10' required, 3' X 30' proposed)

These Departures Requested are a Result of the Following

- Required 1'-0" dedication of north property for alley widening
- Relocation of original building footprint to east to meet CAM 122 (setback from power lines)
- A Change in building type from apartment to condominium resulting in an increase in exterior decks to provide a minimum of one deck per unit

