

Project Data

PROPERTY ADDRESS: 418 BELLEVUE AVE E
SEATTLE, WA.

PROJECT NO. : 3009804 (MUP) 6201002 (BLDG.)

OWNER: 418 BELLEVUE AVE E LLC
303-91ST AVE NE, STE. G701
LAKE STEVENS, WA 98258
(425)744.6004
RICKG@GLOVERHOMES.COM

ARCHITECT: ROGER H. NEWELL, AIA
1102 19TH AVENUE EAST
SEATTLE, WA 98112
(206)322.1192 (206)322.5161(FAX)
ROGER@RHNEWELL.AIA.COM

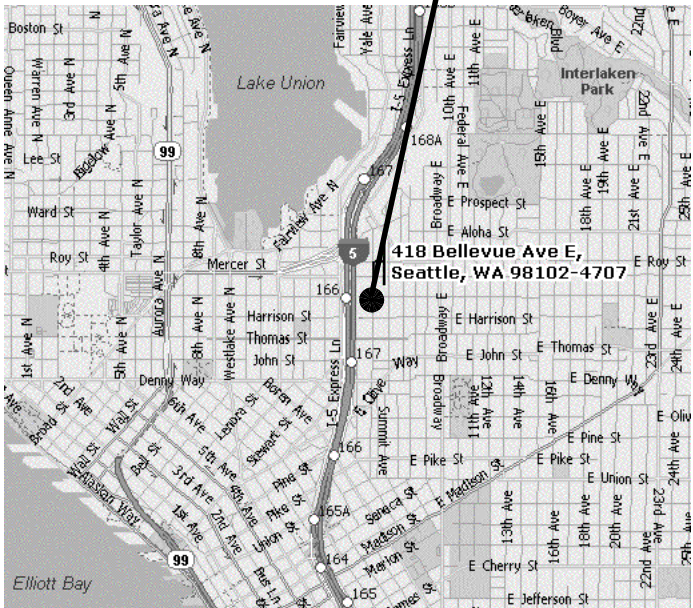
SURVEYOR: CHADWICK AND WINTERS
1422 NW 85TH ST.
SEATTLE, WA 98117
(206)297.0996
CWLANDSURVEY@QWEST.NET

ASSESSOR'S PARCEL #: 684 820-0195

LEGAL DESCRIPTION: LOT 3, BLOCK 40, PONTIUS SECOND ADDITION
SUPPLEMENTAL TO THE PLAT IN VOL. 5 OF PLATS,
PAGE 76, KING COUNTY, WA.

Vicinity Map

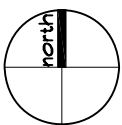
SITE LOCATION



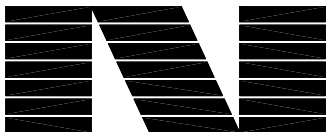
PREFERRED ALTERNATIVE CONCEPT SKETCH

Development Objective

- REPLACE EXISTING RENTAL BUILDING WITH NEW ENERGY EFFICIENT STRUCTURE
- DEVELOP PROPERTY TO ITS HIGHEST AND BEST USE
- PROVIDE A FAMILY INVESTMENT PROPERTY
- INCREASE DENSITY OF RENTAL HOUSING
- UPGRADE STREET FACADE AT SIDEWALK LEVEL

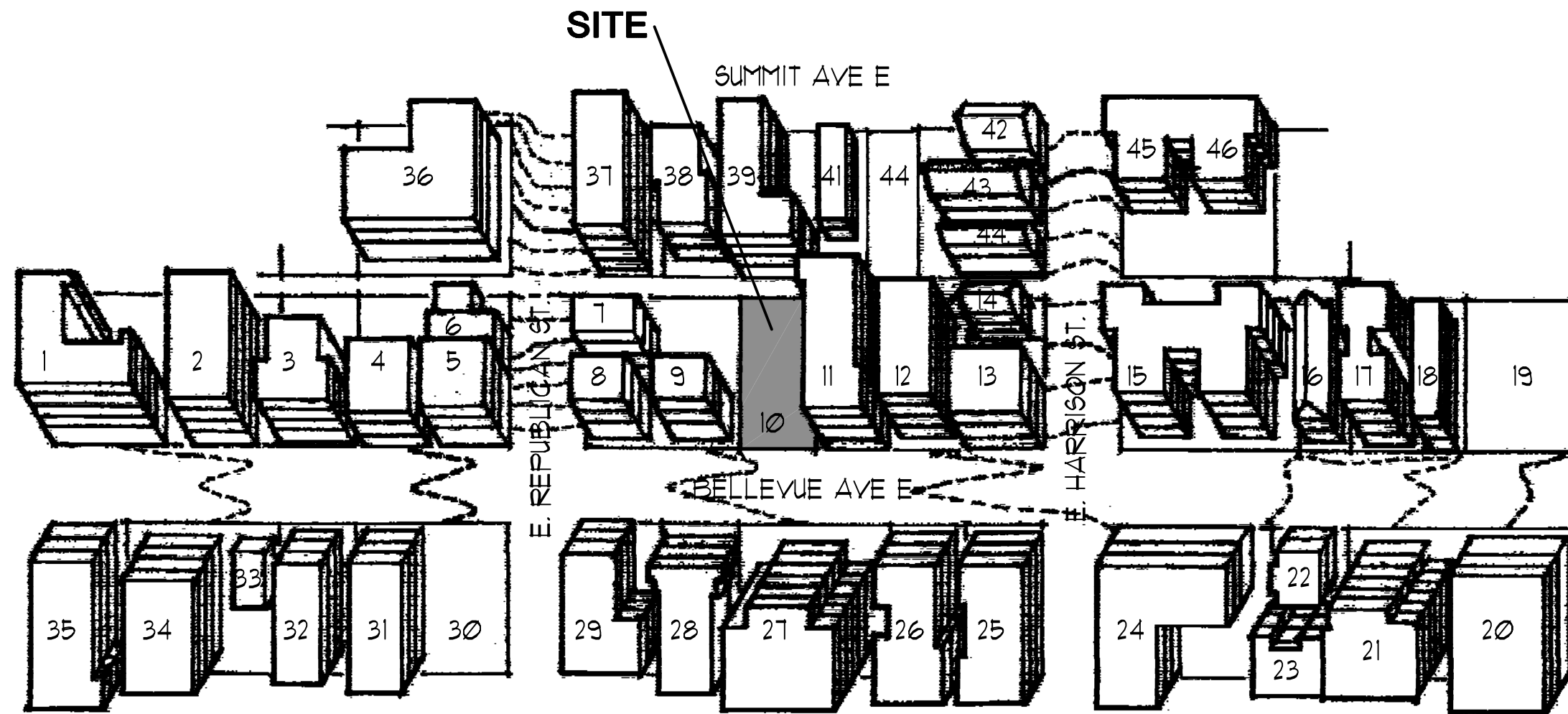


Glover Apartments
418 Bellevue Ave East
Seattle, Washington

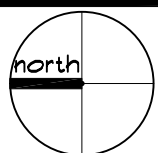


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Vicinity Map



BELLEVUE AVE E		
1.	401	34 UNITS
2.	520	20 UNITS
3.	516	14 UNITS
4.	510	8 UNITS, WHITTER HALL
5.	502	
6.	406	SINGLE FAMILY (E. REPUBLICAN)
7.	411	7 UNITS
8.	432	8 UNITS
9.	426	8 UNITS
10.	418	PROJECT SITE
11.	412	24 UNITS, BELL MANOR APT
12.	408	20 UNITS, TULANE
13.	404	11 UNITS, THE STANFORD
14.	408	SINGLE FAMILY (E. HARRISON)
15.	328	34 UNITS, THE RED LION
16.	318	6 UNITS
17.	316	15 UNITS, THE BEL 15
18.	310	6 UNITS, THE SENNETT
19.		THOMAS ST. PARK
20.	305	32 UNITS, THE CARROLL
21.	315	25 UNITS, THE KENSINGTON
22.	323	2 UNITS
23.	323	4 UNITS
24.	331	50 UNITS
25.	316	19 UNITS (E. HARRISON)
26.	411	19 UNITS, SHERRI-DON
27.	421	34 UNITS, THE ERA WAN
28.	427	19 UNITS, THE MARTHA LEE
29.	433	7 UNITS, BELLEVUE COURT
30.	308	SURFACE PARKING LOT
31.	509	24 UNITS
32.	515	10 UNITS
33.	519	SINGLE FAMILY
34.	525	32 UNITS, THE AVANTE
35.	531	29 UNITS, THE HARVARD
SUMMIT AVE E		
36.	501	49 UNITS, THE LORELEI
37.	435	15 UNITS, THE SUMMIT
38.	427	7 UNITS, SUMMIT CHALET
39.	421	17 UNITS
40.	415	
41.	411	4 UNIT, UNDER CONSTRUCTION
42.	403	4 UNITS
43.	420	6 UNITS
44.	416	SINGLE FAMILY
45.	333	17 UNITS
46.	325	15 UNITS



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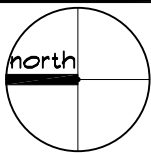
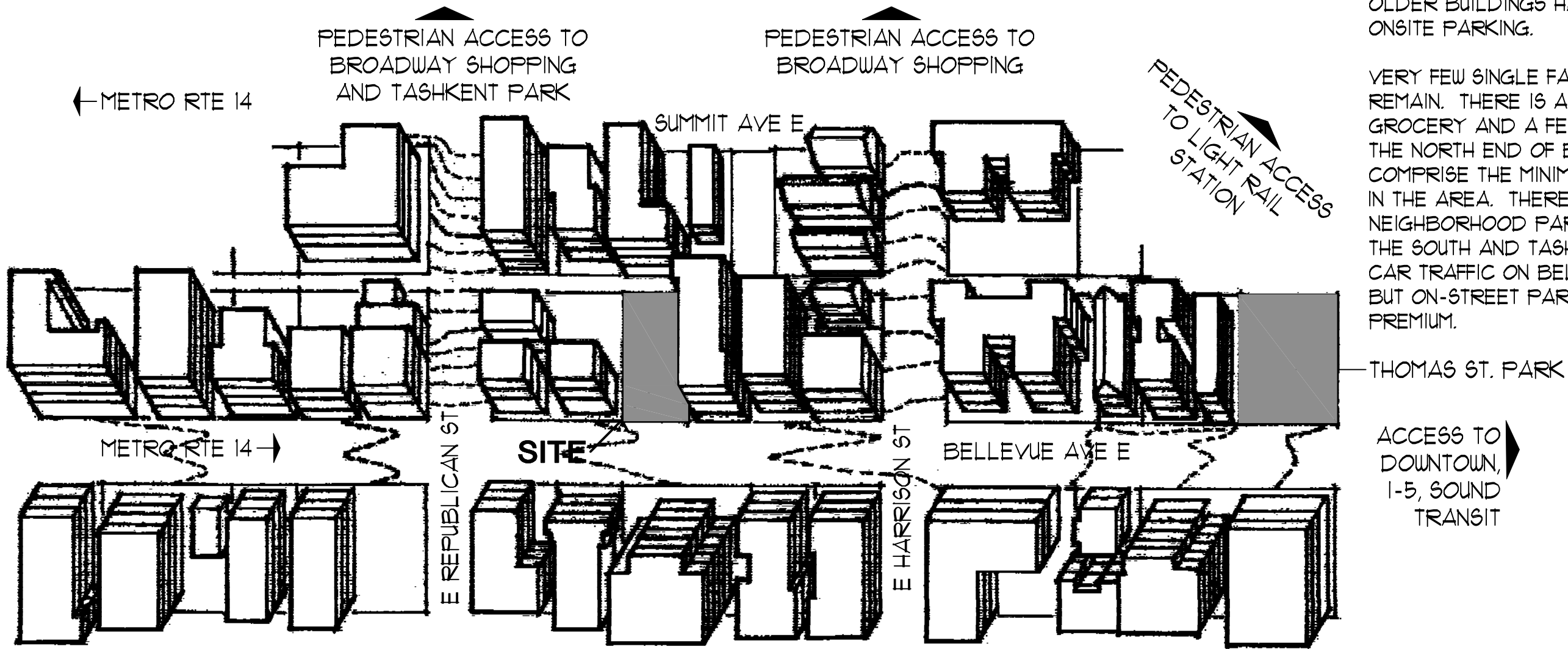


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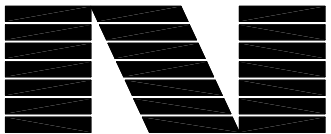
Neighborhood Character

THE WEST SLOPE DISTRICT OF CAPITOL HILL IS A DENSELY DEVELOPED, RESIDENTIAL NEIGHBORHOOD THAT LIES BETWEEN I-5 AND BROADWAY. IT IS FAIRLY STABLE IN TERMS OF NEW DEVELOPMENT. NEW PROJECTS SLOWLY INCREASE THE HOUSING SUPPLY. THE WEST SLOPE IS TYPIFIED BY 3 TO 4 STORY MULTI-FAMILY BUILDINGS, MANY WITH BRICK EXTERIORS. MOST OF THE OLDER BUILDINGS HAVE LITTLE OR NO ONSITE PARKING.

VERY FEW SINGLE FAMILY RESIDENCES REMAIN. THERE IS A NEIGHBORHOOD GROCERY AND A FEW BUSINESS TOWARD THE NORTH END OF BELLEVUE WHICH COMPRISE THE MINIMAL COMMERCIAL USE IN THE AREA. THERE ARE THE SMALL, NEIGHBORHOOD PARKS: THOMAS ST. TO THE SOUTH AND TASHKENT TO THE NORTH. CAR TRAFFIC ON BELLEVUE IS NOT HEAVY, BUT ON-STREET PARKING IS AT A PREMIUM.



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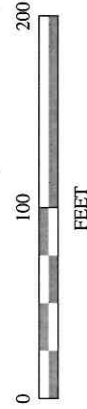


418 Bellevue Ave. E.

ROOF OUTLINES INTERPRETED FROM JULY, 1999 ORTHOPHOTOGRAHY

- Parcel Line
- 10' Interval Contour *
- 2' Interval Contour *
- Address Number
- Zoning Boundary
- With Zoning Designation (red) and Overlay Codes (blue)

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



NOTE: Conversion from City of Seattle Datum to NAVD88 Datum
To convert between City of Seattle and NAVD88 Datums, use:
(City of Seattle Datum) + 9.7ft = NAVD88
There are inconsistencies in the City of Seattle Datum, the conversion may vary up to +/- 1ft
in specific areas throughout the City. In areas and applications where a more accurate
conversion factor is critical, elevations should be field checked and vertical relationships
between the two datums be determined for that particular area.

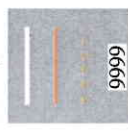
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PORTION OF:
Central Geographic Data Base Tile# 334
1/4 Section-Township-Range: SW29 -25 -4

* DATUM: NAVD88



Parcel Line
10' Interval Contour *
2' Interval Contour *
Address Number



418 Bellevue Ave. E.

PORTION OF:
Central Geographic Data Base Tile# 334
1/4 Section-Township-Range: SW29 -25 -4

ORTHOPHOTOGRAPHY DATE: MARCH 2005
* DATUM: NAVD88

NOTE: Conversion from City of Seattle Datum to NAVD88 Datum
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(City of Seattle Datum) + 0.711 = NAVD88

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Site Analysis

BELLEVUE AVE

- VEHICLE ACCESS TO SITE & CONNECTOR TO DOWNTOWN, I-5, SOUND TRANSIT
- METRO ROUTE 14 TO DOWNTOWN AND MT. BAKER
- SDOT CLASS 3 ARTERIAL WITH 60' RIGHT-OF-WAY
- LIMITED ON-STREET PARKING

SOLAR ACCESS

- SOLAR ACCESS TO SITE LIMITED TO ROOFTOP APPLICATIONS DUE TO ADJACENT BUILDING TO THE SOUTH

VIEWS

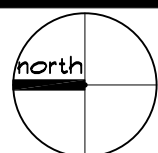
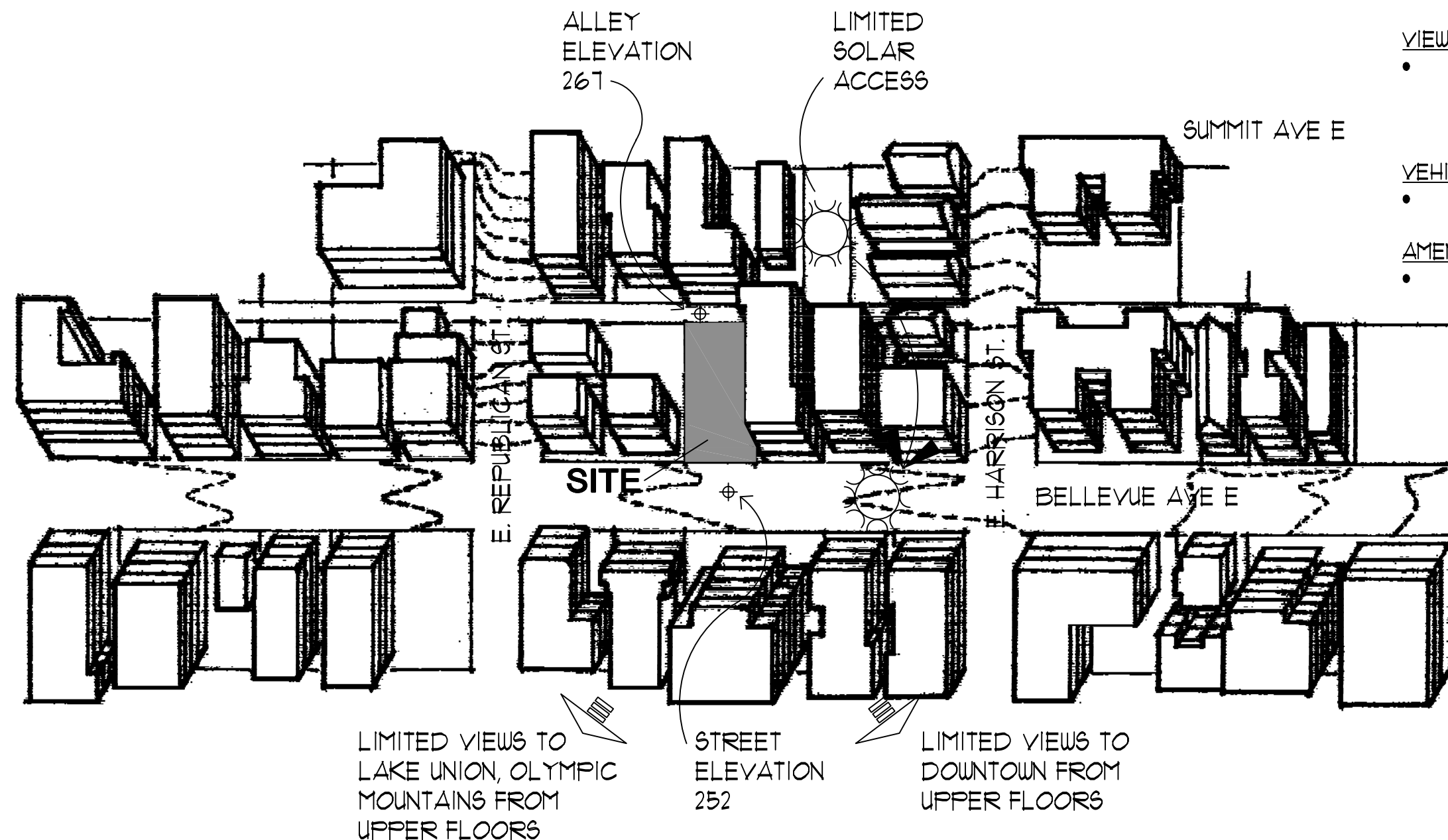
- LIMITED VIEW TO WEST (DOWNTOWN, LAKE UNION, OLYMPICS) DUE TO EXISTING BUILDINGS ACROSS BELLEVUE

VEHICLE ACCESS

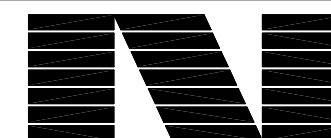
- ACCESS FROM ALLEY LIMITED DUE TO 15' OF GRADE DIFFERENCE FROM ALLEY TO BELLEVUE AVE.

AMENITIES

- PROXIMITY TO BROADWAY, DOWNTOWN AND LIGHT RAIL



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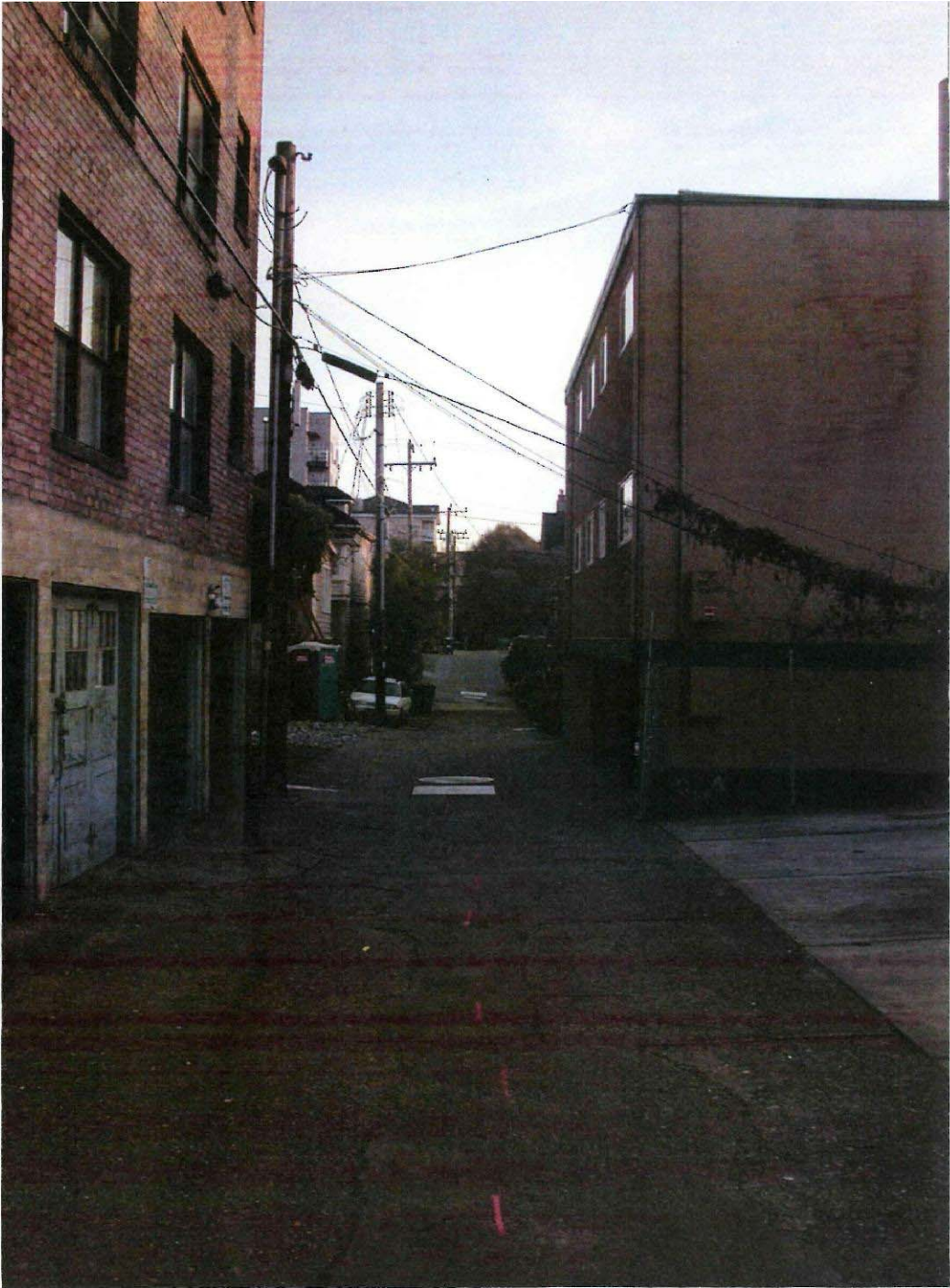


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Alley - Looking North



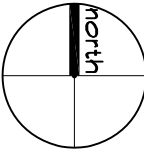
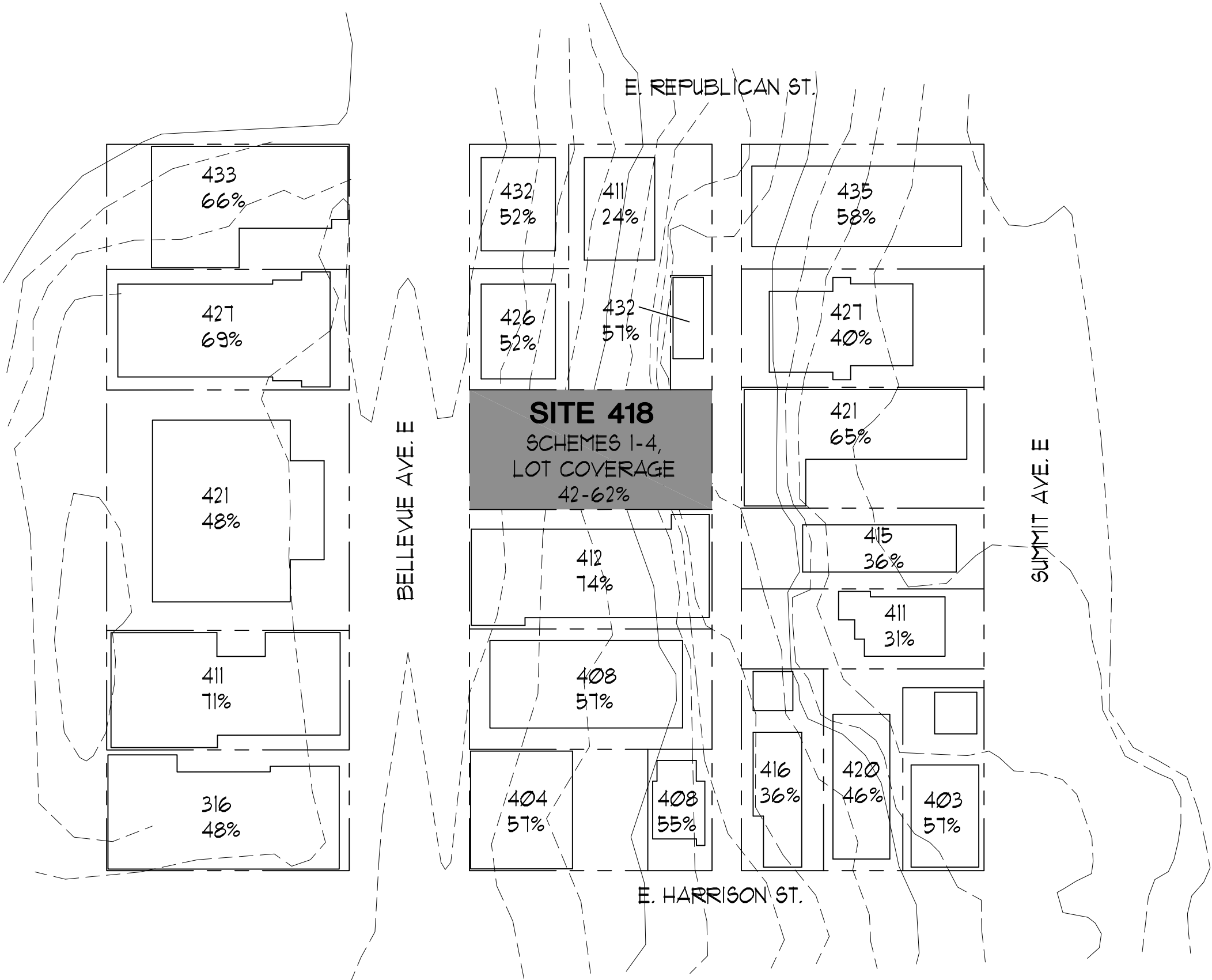
Alley - Looking South



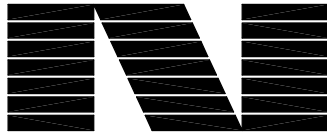








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Design Guidelines

CITY WIDE DESIGN GUIDELINES HAVE BEEN AUGMENTED BY THE FOLLOWING CAPITOL HILL SPECIFIC SUPPLEMENTAL GUIDANCE AND GRAPHICS.

A-2 STREETSCAPE COMPATIBILITY

- RETAIN OR INCREASE THE WIDTH OF SIDEWALKS
- PROVIDE STREET TREES
- VEHICLE ENTRANCE SHOULD NOT DOMINATE THE STREETSCAPE

A-4 HUMAN ACTIVITY

- SUPPLEMENTAL GUIDANCE PERTAINS TO COMMERCIAL RETAIL AND IS NOT APPLICABLE

A-7 RESIDENTIAL OPEN SPACE

- INCORPORATE QUASI-PUBLIC OPEN SPACE... WITH SPECIAL FOCUS ON... COURTYARD ENTRIES
- CREATE SUBSTANTIAL COURTYARD-STYLE OPEN SPACE
- SET BACK DEVELOPMENT WHERE APPROPRIATE TO PRESERVE VIEW CORRIDORS
- SET BACK UPPER FLOORS TO PROVIDE SOLAR ACCESS TO STREET AND NEIGHBORING PROPERTIES
- USE SUSTAINABLE LANDSCAPE MATERIALS
- MINIMIZE STORMWATER RUNOFF

A-8 PARKING AND VEHICLE ACCESS

- ENHANCE THE PEDESTRIAN ENVIRONMENT BY PROVIDING FOR CONTINUOUS SIDEWALKS THAT ARE... MINIMALLY BROKEN WITHIN A BLOCK BY VEHICLE ACCESS

A-10 CORNER LOTS - NOT APPLICABLE

B-1 HEIGHT, BULK AND SPACE COMPATIBILITY

- BREAK UP BUILDING MASS BY INCORPORATING DIFFERENT FACADE TREATMENTS
- PRESERVE EXISTING VIEWS TO DOWNTOWN SEATTLE, THE SPACE NEEDLE AND THE OLYMPICS
- MAXIMIZE THE AMOUNT OF SUNSHINE ON ADJACENT SIDEWALKS

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

- USE MATERIALS AND DESIGN THAT IS COMPATIBLE WITH THE STRUCTURES IN THE VICINITY IF THOSE REPRESENT THE DESIRED NEIGHBORHOOD CHARACTER

C-3 HUMAN SCALE

- INCORPORATE BUILDING ENTRY TREATMENTS THAT WELCOME PEOPLE, PROTECT THEM FROM THE ELEMENTS AND EMPHASIZE THE BUILDING'S ARCHITECTURE
- IMPROVE PEDESTRIAN ORIENTATION BY USING... ARCHITECTURAL DETAILING ON THE FIRST FLOOR AND DETAILING AT THE ROOF LINE

C-4 EXTERIOR FINISH MATERIALS

- USE WOOD SHINGLES OR BOARD AND BATTEN ON RESIDENTIAL STRUCTURES
- USE MATERIALS CONSISTENT WITH THE NEIGHBORHOOD CHARACTER, INCLUDING BRICK, STONE, TERRACOTTA DETAILS AND CONCRETE THAT INCORPORATES TEXTURE AND COLOR
- EXTERNAL DESIGN AND MATERIALS SHOULD EXHIBIT PERMANENCE AND QUALITY

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

- PROVIDE ENTRIES THAT LINK THE BUILDING TO THE SURROUNDING LANDSCAPE
- CREATE OPEN SPACE AT STREET LEVEL
- BUILDING ENTRANCE SHOULD EMPHASIZE PEDESTRIAN USE AS OPPOSED TO ACCOMMODATING VEHICLES

D-6 SCREENING OF DUMPSTERS

- CONSOLIDATE AND SCREEN DUMPSTERS

D-7 PERSONAL SAFETY AND SECURITY

- CONSIDER: PEDESTRIAN SCALE LIGHTING: LIGHTING TO COMPLEMENT THE STRUCTURE: TRANSPARENT WINDOWS ("EYES ON THE STREET")

E-3 LANDSCAPING

- SUPPLEMENT EXISTING STREET TREES WHERE FEASIBLE

Scheme 1 Alley

CODE COMPLYING DESIGN
ALLEY ACCESS

Building Code

CODE:	2006 SBC
TYPE CONSTRUCTION:	I-A APARTMENTS (FLOORS 2-6) I-A APARTMENTS (FLOOR 1) S-2 PARKING GARAGE
OCCUPANCY:	R-2 APARTMENTS S-2 PARKING GARAGE
STORIES:	6 STORIES TOTAL 5 STORIES FROM 3 HOUR HORIZ SEPARATION AT 2ND FLOOR PER SBC 509.2
HEIGHT:	50' + 20' (SPRINKLER INCREASE) = 70' ALLOWED
ALLOWABLE AREA:	108,000 SF MAXIMUM (BUILDING TOTAL-R2) 36,000 SF MAXIMUM (PER FLOOR -R2)

Building Areas

FLOOR	PARK'G	UNIT SF	+	COMMON SF	=	RESIDENTIAL TOTAL
P2	3,245	-	+	-	=	-
P1	6,578	-	+	-	=	-
1ST FLR	3,301	660	+	594	=	1,254
2ND FLR	-	2,490	+	338	=	2,828
3RD FLR	-	2,490	+	338	=	2,828
4TH FLR	-	2,490	+	338	=	2,828
5TH FLR	-	2,490	+	338	=	2,828
6TH FLR	-	2,490	+	338	=	2,828
TOTALS	13,124	13,110	+		=	15,394

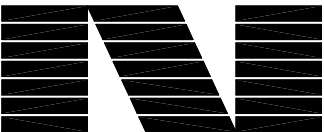
Unit Areas

UNITS	#	SF	SUB-TOTAL
100	1	660	660
201-601	5	635	3,175
202-602	5	660	3,300
203-603	5	620	3,100
204-604	5	575	2,875
	21		13,110

Zoning Code

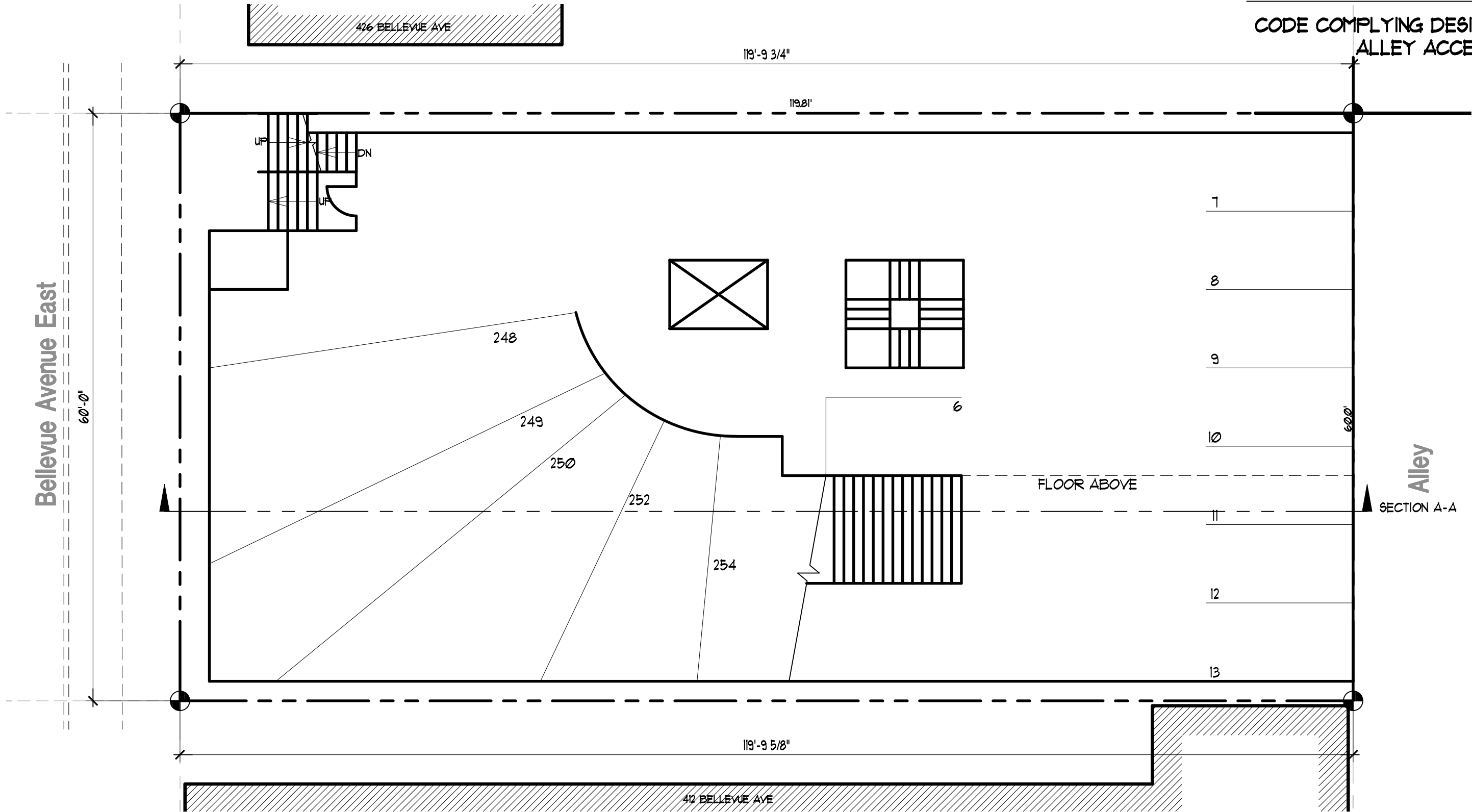
ZONE HEIGHT:	MIDRISE
LOT AREA:	119.8x60.0 = 7189 SF
HEIGHT:	60' SLOPE LOT BONUS = (259.33-252.33) ÷ 77.87 = 8.9% 8.9 ÷ 6 = 1.5' BONUS TOTAL HEIGHT = 60 + 1.5 = 61.5'
MAX. WIDTH:	150' MAX W/MODULATION 40' MAX WIDTH w/OUT MODULATION 39' PROPOSED
MAX DEPTH:	65% LOT DEPTH = 119.8x.65 = 77.87' ALLOWED 77.87' PROPOSED
MODULATION: FRONT: SIDES:	NOT REQUIRED LESS THAN 40' NOT REQUIRED IF STRUCTURE LESS THAN OR EQUAL TO 65% LOT DEPTH
SETBACKS: FRONT:	(6.9(NORTH) + 0(SOUTH)) ÷ 2 = 3.95 REQUIRED 4' PROPOSED
REAR:	10' MIN REQUIRED, 37.9' PROPOSED
SIDE:	10.5' AVERAGE, 8' MINIMUM REQUIRED/PROPOSED
"LOT COVERAGE"	3037 ÷ 7189 = 42%

DESIGN DEPARTURE:	1. SITE TRIANGLE DEPARTURE AT SIDEWALK/DRIVEWAY INTERSECTION. 2. APPROX. 300SF PARKING STRUCTURE ABOVE GRADE IN SIDEYARD.
ACCESS:	STREET ACCESS IS ALLOWED WHEN ALLEY ACCESS IS INFEASIBLE DUE TO TOPOGRAPHY



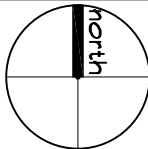
Scheme 1 Alley

CODE COMPLYING DESIGN
ALLEY ACCESS

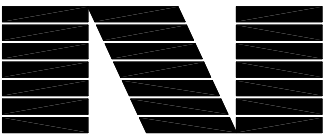


P-1 Floor Plan

SCALE: 1"=10'-0" • 11x17 / NOT TO SCALE • 8 1/2 x 11



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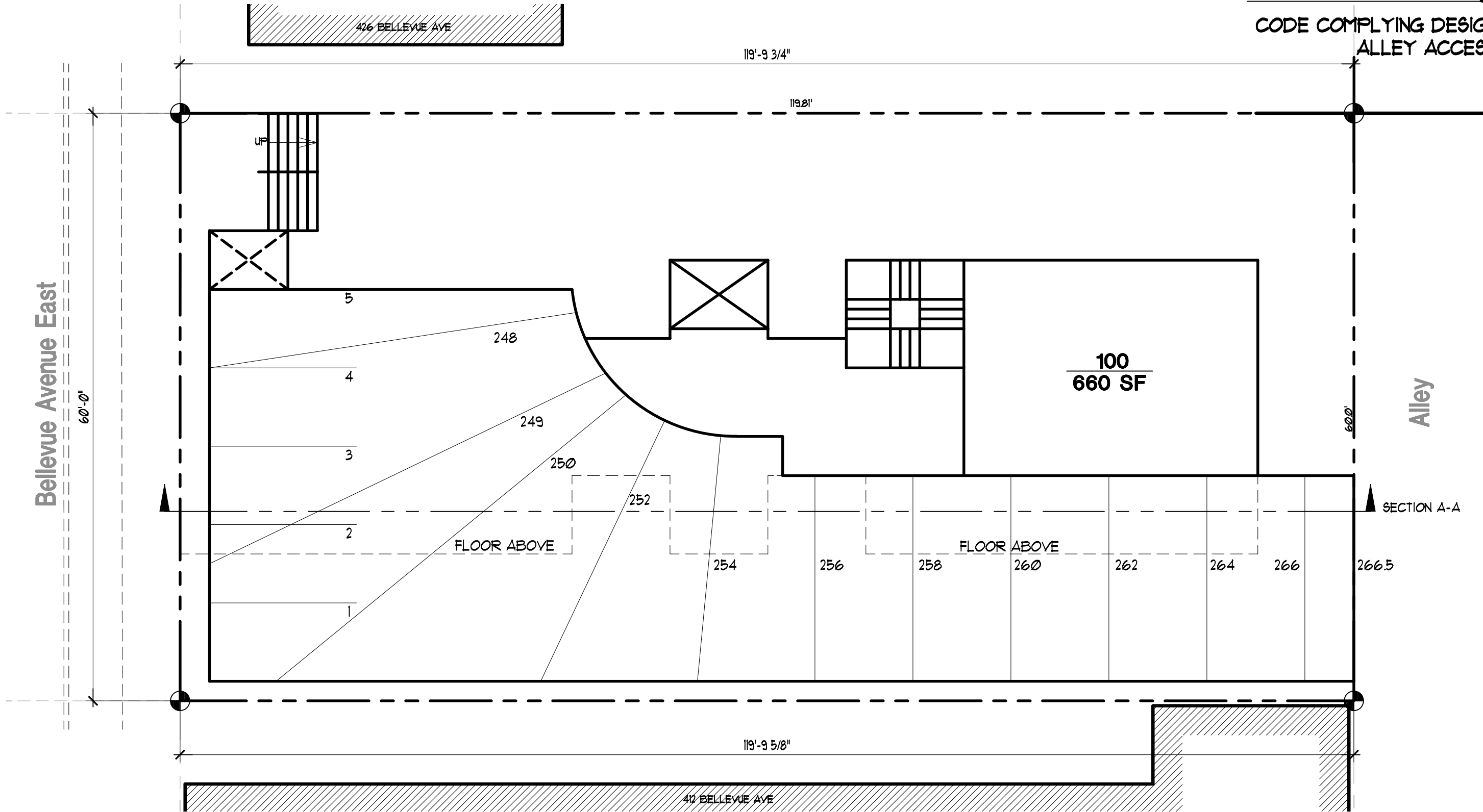


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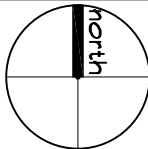
Scheme 1 Alley

CODE COMPLYING DESIGN
ALLEY ACCESS

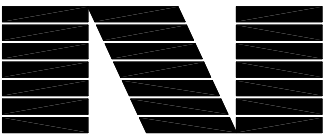


1st Floor Plan

SCALE: 1"=10'-0" • 11x17 / NOT TO SCALE • 8 1/2"x11



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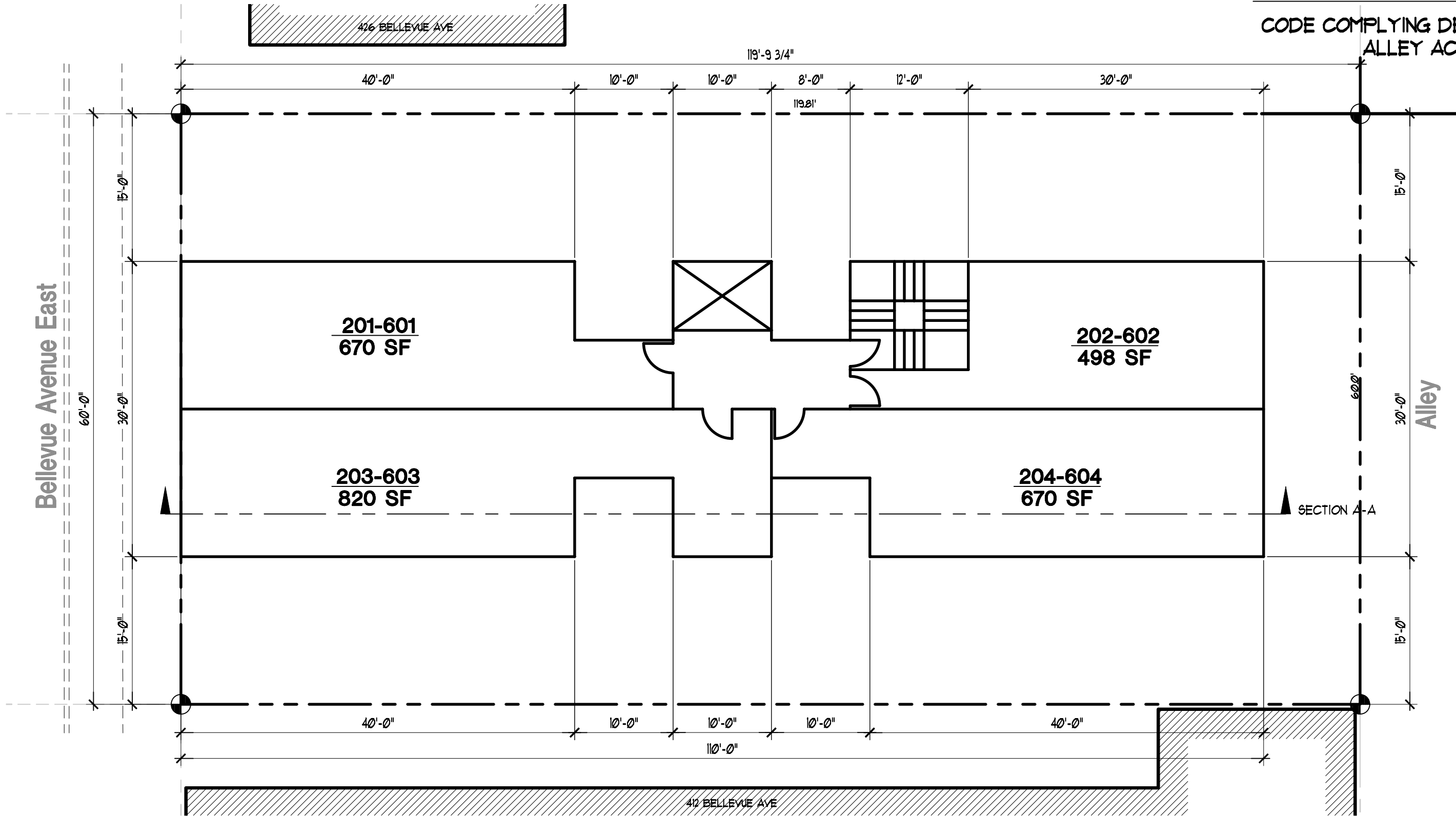
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15.2

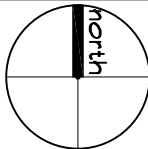
Scheme 1 Alley

CODE COMPLYING DESIGN
ALLEY ACCESS

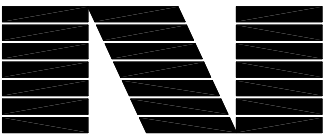


Typical Unit Plan / Floors 2-6

SCALE: 1"=10'-0" • 11x17 / NOT TO SCALE • 8 1/2 x 11

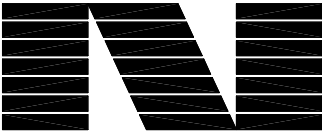
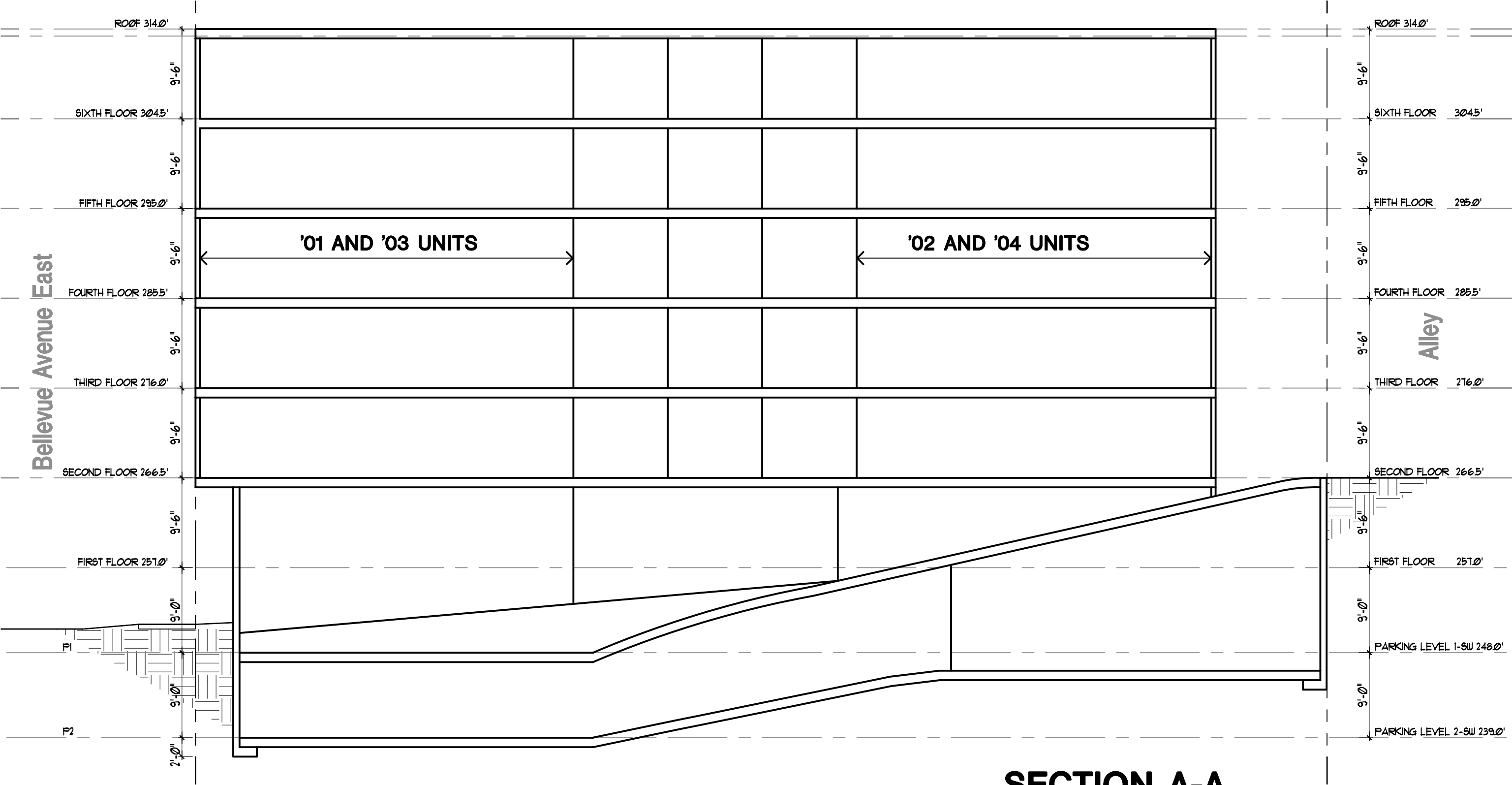


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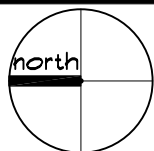
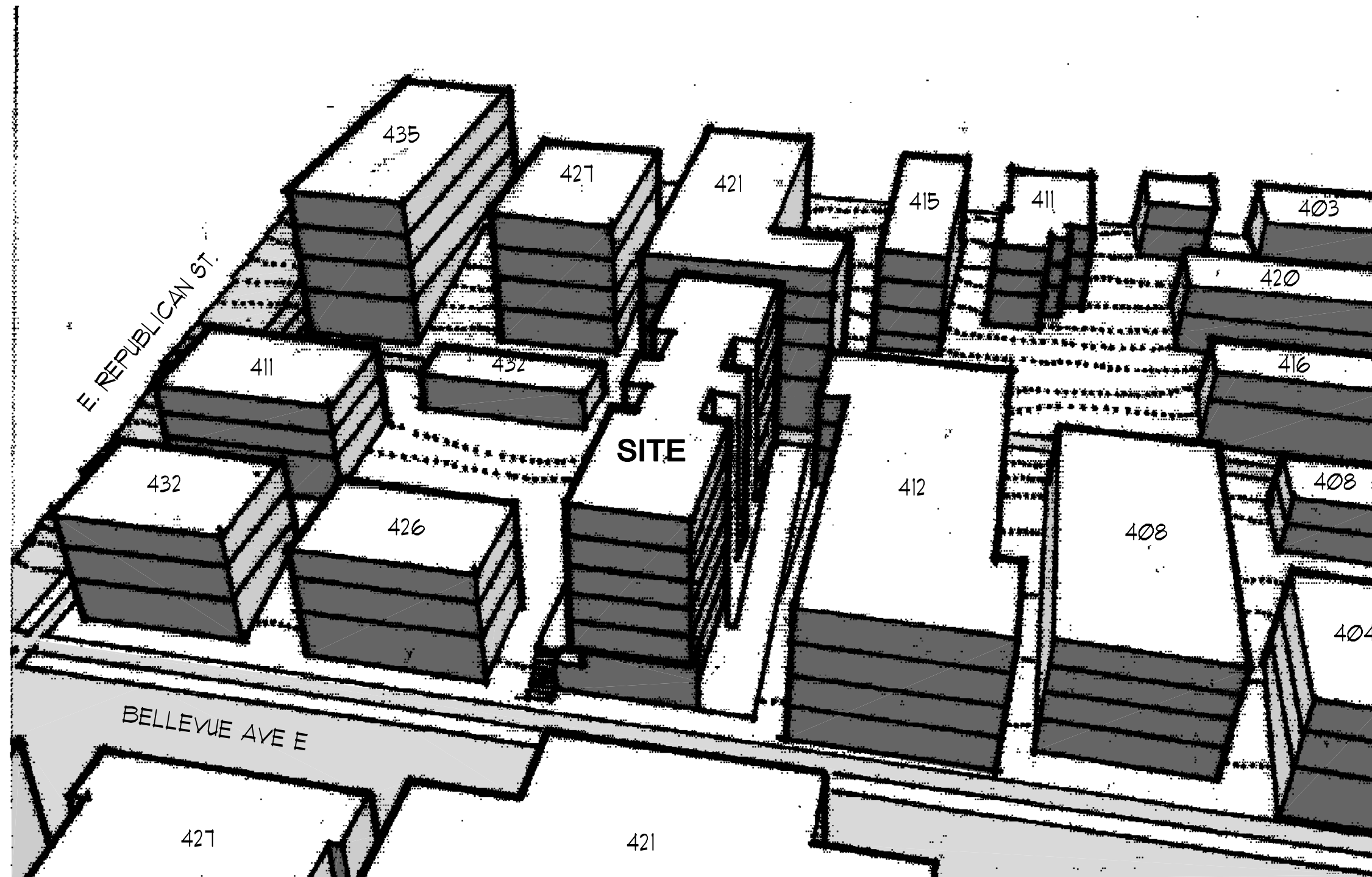
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Scheme 1 Alley

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CODE COMPLYING DESIGN,
GREATER THAN 65% LOT DEPTH

Building Code

CODE: 2006 SBC

TYPE CONSTRUCTION: I-A APARTMENTS (FLOORS 2-6)
I-A APARTMENTS (FLOOR 1)
S-2 PARKING GARAGE

OCCUPANCY: R-2 APARTMENTS
S-2 PARKING GARAGE

STORIES: 6 STORIES TOTAL
5 STORIES FROM 3 HOUR HORZ SEPARATION
AT 2ND FLOOR PER SBC 509.2

HEIGHT: 50' + 20' (SPRINKLER INCREASE) = 70'
ALLOWED

ALLOWABLE AREA: 108,000 SF MAXIMUM (BUILDING TOTAL-R2)
36,000 SF MAXIMUM (PER FLOOR -R2)

Building Areas

FLOOR	PARK'G	UNIT SF	+	COMMON SF	=	RESIDENTIAL TOTAL
P2	3,289	-	+	-	=	-
P1	6,518	-	+	-	=	-
1ST FLR	-	2,638	+	399	=	3,037
2ND FLR	-	2,638	+	399	=	3,037
3RD FLR	-	2,638	+	399	=	3,307
4TH FLR	-	2,638	+	399	=	3,307
5TH FLR	-	2,638	+	399	=	3,037
6TH FLR	-	2,638	+	399	=	3,037
MEZZ	-	462	+	0	=	462
TOTALS	9,867	16,290	+	2,394	=	18,684

Unit Areas

UNITS	#	SF	SUB-TOTAL
100-601	6	646	3,876
102-502	5	673	3,365
103-603	6	646	3,876
104-504	5	673	3,365
602	1	904	904
604	1	904	904
	24		16,290

Zoning Code

ZONE HEIGHT: MIDRISE

LOT AREA: 119.8x60.0 = 7189 SF

HEIGHT: 60'
SLOPE LOT BONUS = (268-251.5)/108.42 = 15.2%
15.2/6 = 2.5 BONUS
TOTAL HEIGHT = 60 + 2.5 = 62.5'

MAX. WIDTH: 150' MAX W/MODULATION
40' MAX WIDTH w/OUT MODULATION
30.83' PROPOSED

MAX DEPTH: 65% LOT DEPTH = 119.8x.65 = 77.87'
108.42' PROPOSED
STRUCTURE DEPTH MAY EXCEED 65% LOT DEPTH IF
TOTAL LOT COVERAGE IS NOT GREATER THAN
STANDARD DEVELOPMENT REQUIREMENTS FOR
MAX WIDTH, DEPTH AND SETBACKS.

MODULATION:
FRONT:
SIDES:

SETBACKS:
FRONT: (6.9(NORTH) + 0(SOUTH)) ÷ 2 = 3.95 REQUIRED
4' PROPOSED

REAR: 10' MIN REQUIRED, 37.9' PROPOSED

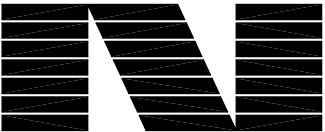
SIDE: 16' AVERAGE, 9' MINIMUM REQUIRED/PROPOSED (FOR
STRUCTURE DEPTH = 108'-5")

"LOT COVERAGE": 3037 ÷ 7189 = 42%

DESIGN DEPARTURE: 1. SITE TRIANGLE DEPARTURE AT
SIDEWALK/DRIVEWAY INTERSECTION.

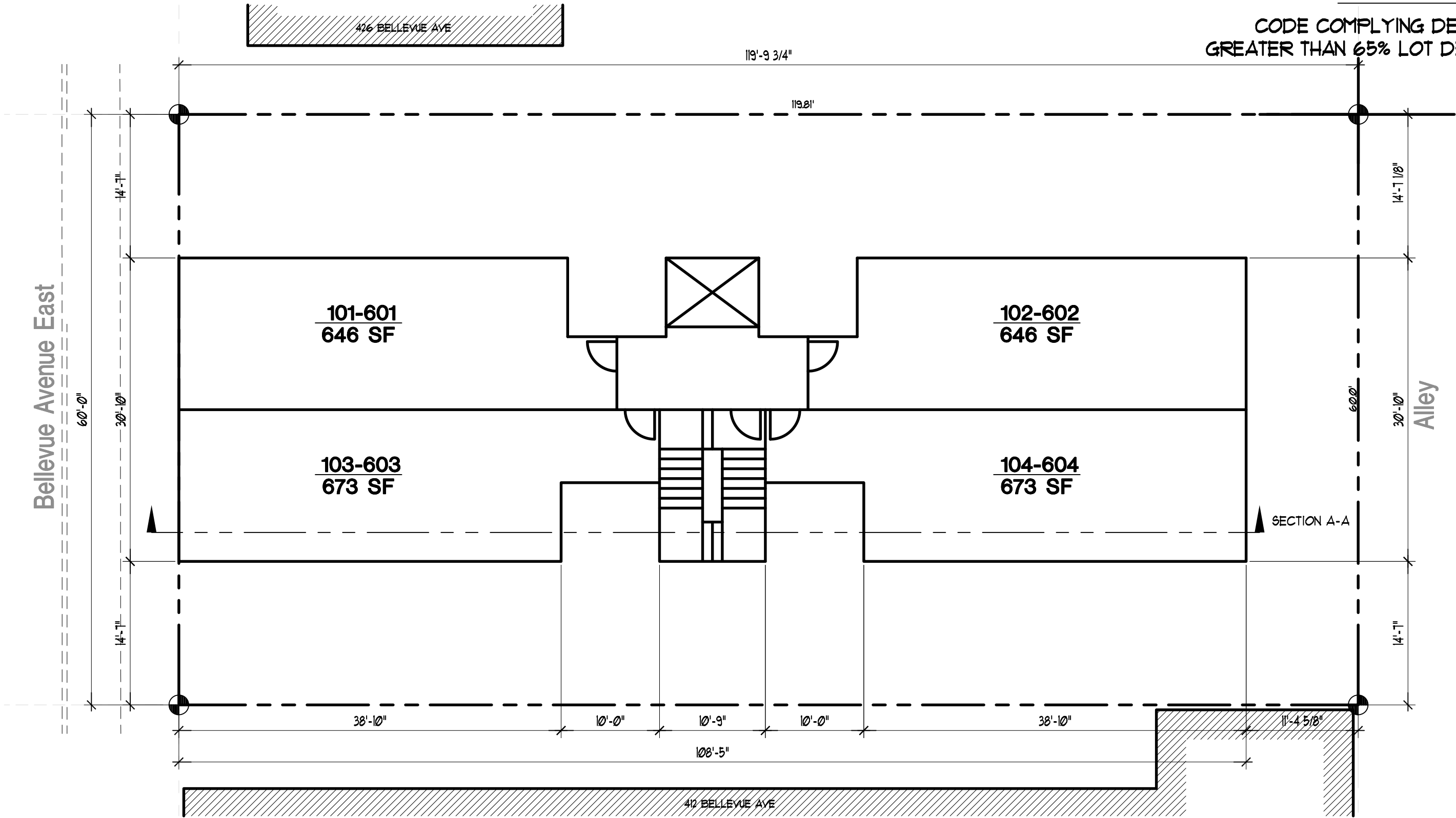
2. APPROX. 300SF PARKING STRUCTURE ABOVE
GRADE IN SIDEYARD.

ACCESS: STREET ACCESS IS ALLOWED WHEN ALLEY
ACCESS IS INFEASIBLE DUE TO TOPOGRAPHY



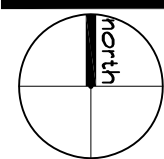
Scheme 2

CODE COMPLYING DESIGN,
GREATER THAN 65% LOT DEPTH

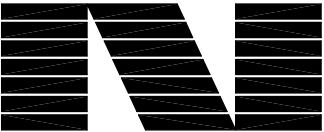


Typical Unit Plan / Site Plan

SCALE: 1"=10'-0" • 11x17 / NOT TO SCALE • 8 1/2"x11



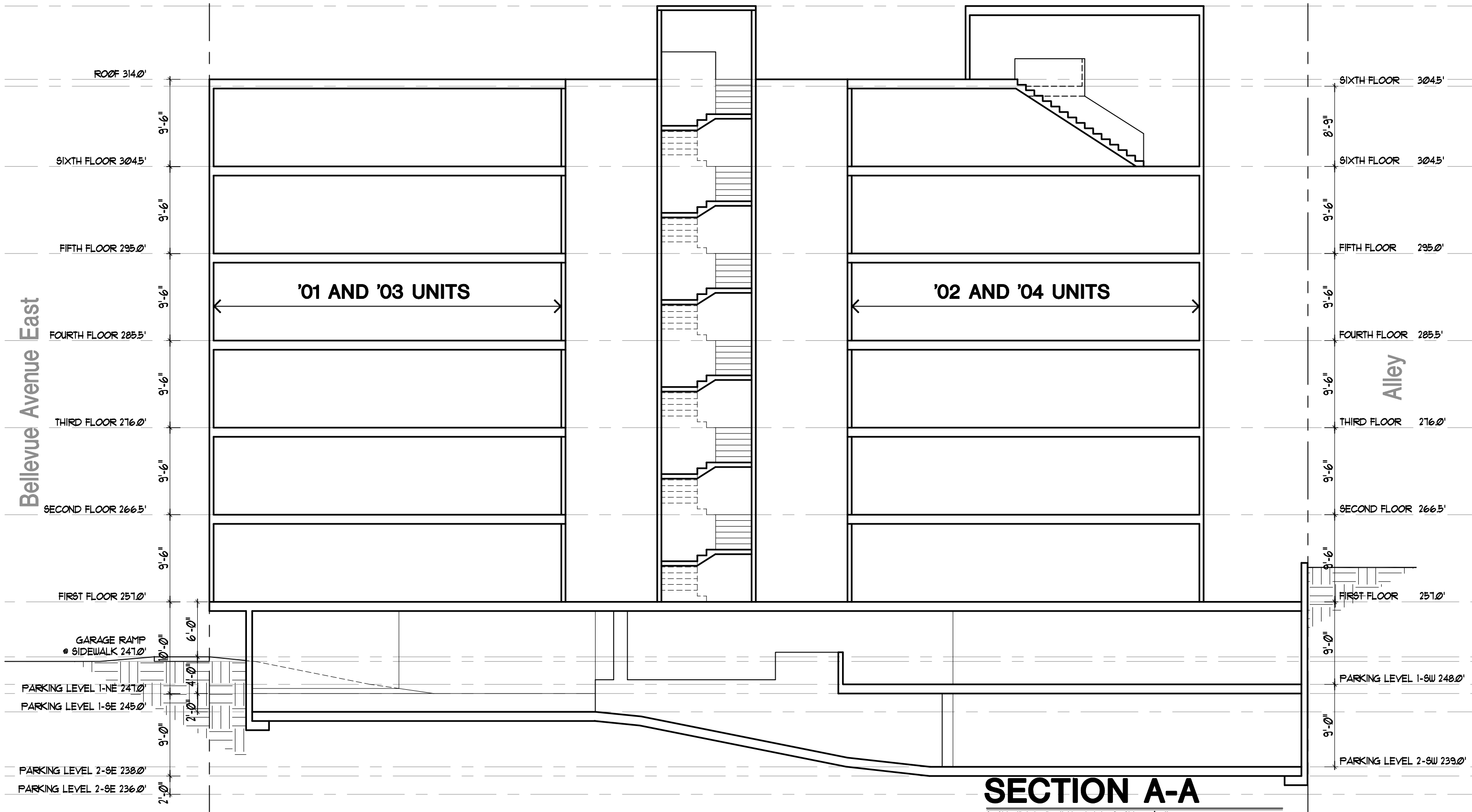
Glover Apartments
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Seattle, Washington



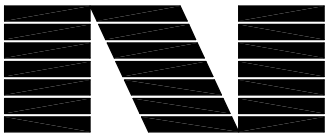
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1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

Scheme 2
CODE COMPLYING DESIGN,
GREATER THAN 65% LOT DEPTH



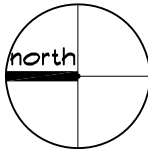
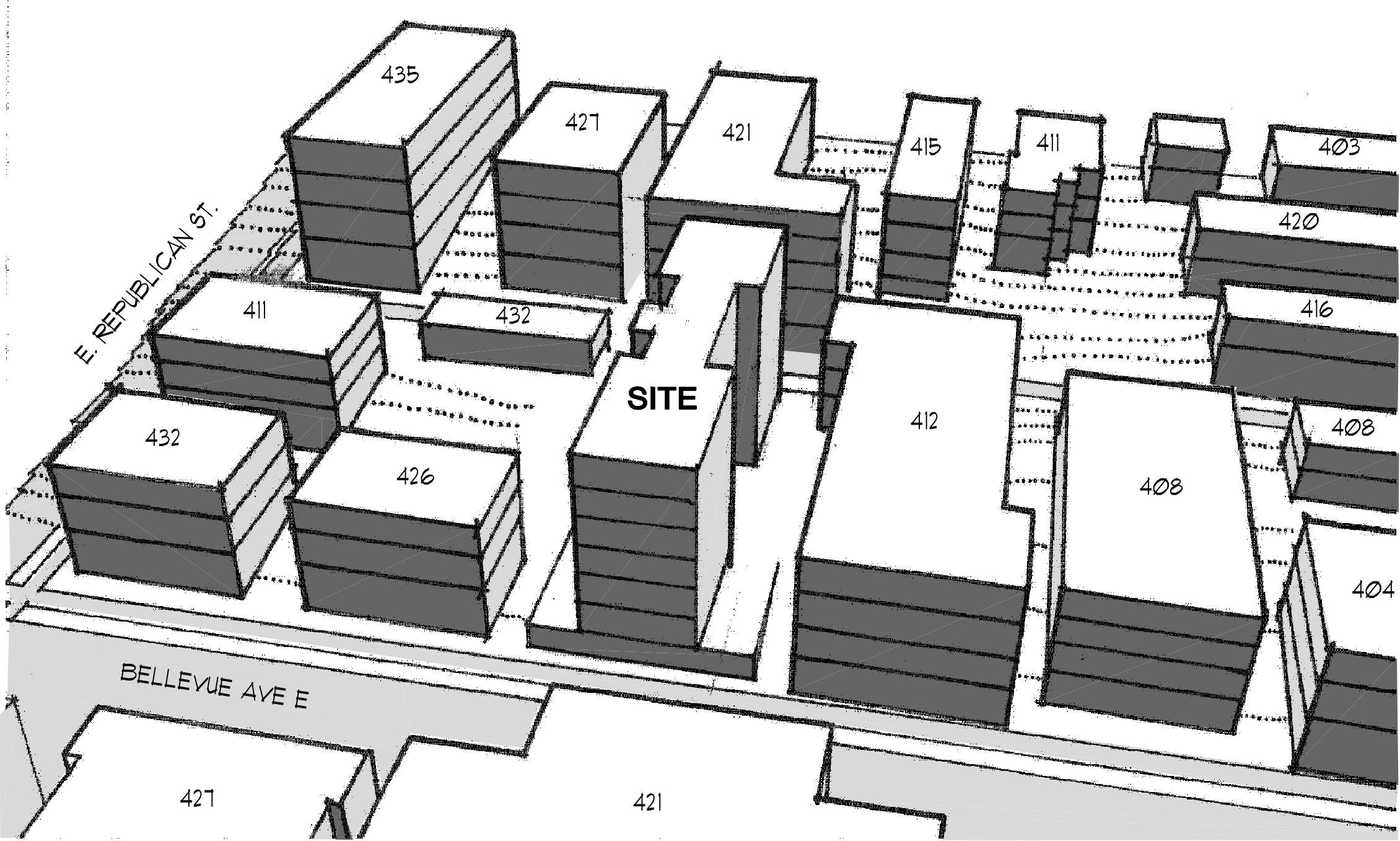
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Seattle, Washington



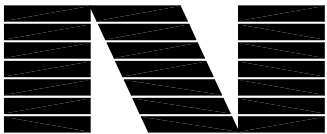
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Scheme 2

CODE COMPLYING DESIGN,
GREATER THAN 65% LOT DEPTH



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"PERMITTED PLAN"
UNDER APPROVED
BUILDING PERMIT
#6070694

Building Code

CODE:	2006 SBC
TYPE CONSTRUCTION:	V-A APARTMENTS (FLOORS 1-3) V-A PARKING GARAGE
OCCUPANCY:	R-2 APARTMENTS S-2 PARKING GARAGE
STORIES:	3 STORIES TOTAL
HEIGHT:	50' + 20' (SPRINKLER INCREASE) = 70' ALLOWED
ALLOWABLE AREA:	108,000 SF MAXIMUM (BUILDING TOTAL -R2) 36,000 SF MAXIMUM (PER FLOOR -R2)

Building Areas

FLOOR	PARK'G	UNIT SF	+	COMMON SF	=	RESIDENTIAL TOTAL
PI	5,264	1,224	+	-	=	-
1ST FLR	-	3,778	+	-	=	-
2ND FLR	-	4,104	+	-	=	-
3RD FLR	-	4,224	+	-	=	-
TOTALS	5,264	13,330	+	-	=	-

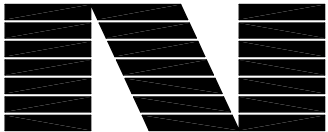
Unit Areas

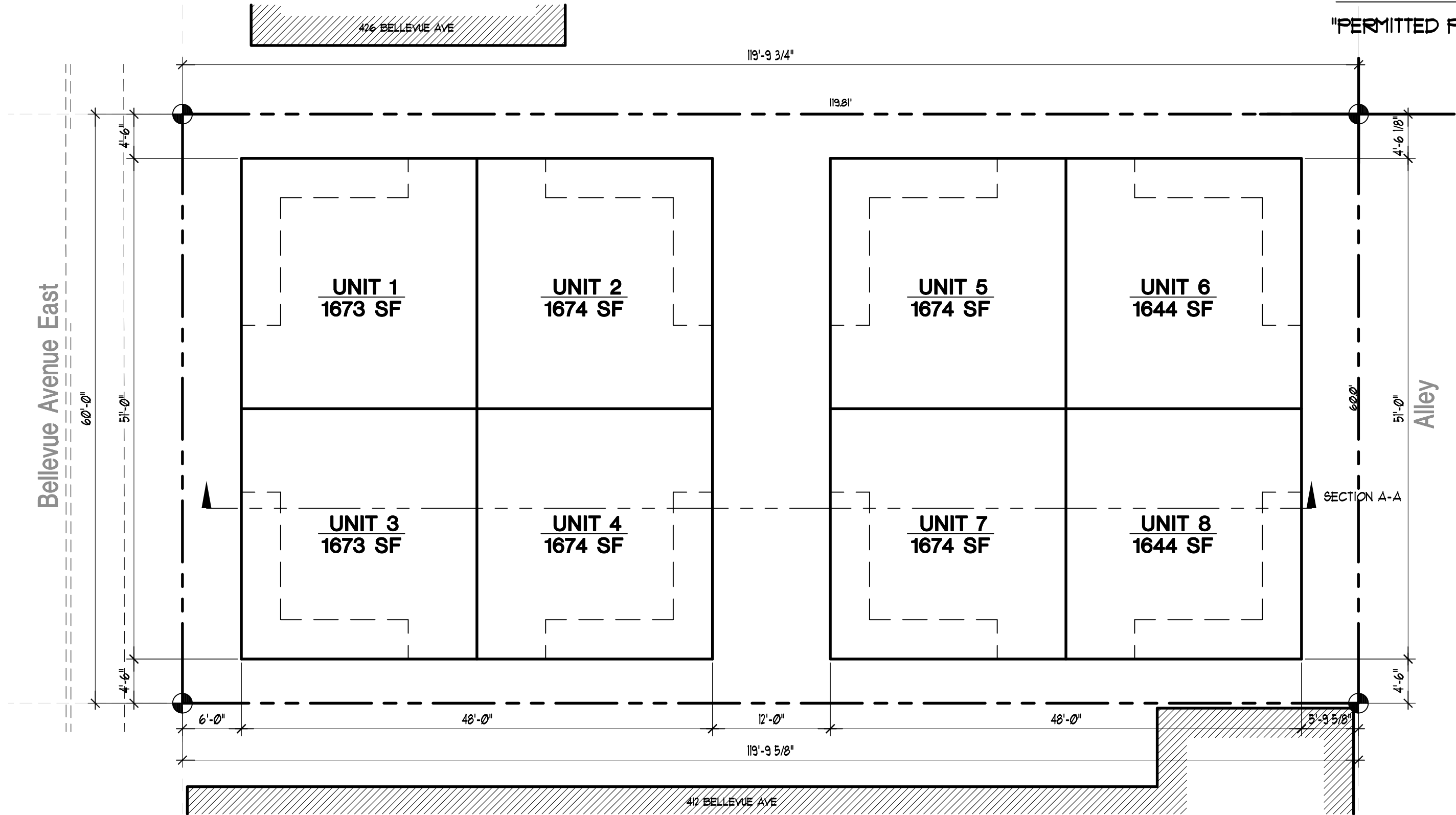
UNITS	#	SF	SUB-TOTAL
01,03	2	1,673	3,346
02,04	2	1,674	3,348
05,07	2	1,674	3,348
06,08	2	1,644	3,288
	8		13,330

Zoning Code

ZONE HEIGHT:	MIDRISE
LOT AREA:	119.8x60.0 = 7189 SF
HEIGHT:	60' MAX
MAX. WIDTH:	150' MAX ALLOWED W/MODULATION 40' MAX WIDTH w/OUT MODULATION 51' PROPOSED DESIGN DEPARTURE GRANTED FOR REDUCING MIN. DEPTH OF MODULATION FROM 8' TO 3'
MAX DEPTH:	65% LOT DEPTH = 119.8x.65 = 77.87' ALLOWED PROPOSED DEPTH = 97'-0" STRUCTURE DEPTH MAY EXCEED 65% LOT DEPTH IF TOTAL LOT COVERAGE IS NOT GREATER THAN STANDARD DEVELOPMENT REQUIREMENTS FOR MAX WIDTH, DEPTH AND SETBACKS DESIGN DEPARTURE GRANTED FOR EXCEEDING STANDARD DEVELOPMENT REQUIREMENTS FOR MAX WIDTH, DEPTH AND SETBACKS
MODULATION: FRONT:	REQUIRED FOR WIDTH GREATER THAN 40'. SEE "WIDTH" ABOVE FOR DESIGN DEPARTURE.
SIDES:	REQUIRED WHEN STRUCTURE DEPTH EXCEEDS 65% OF LOT DEPTH. DESIGN DEPARTURE GRANTED FOR REDUCING MIN. DEPTH OF MODULATION.
SETBACKS: FRONT:	(6.9 NORTH + 0' SOUTH) ÷ 2 = 3.95 REQUIRED, 4' PROPOSED
REAR:	10' MIN. REQUIRED, 5.8' PROPOSED DESIGN DEPARTURE GRANTED FOR REDUCTION OF SIDE AND REAR YARD SETBACK.
SIDE:	13.5' AVE, 8' MIN. (BASED ON 97' STRUCTURE DEPTH AND 41' STRUCTURE HEIGHT). 6'-4" AVERAGE, 5' MIN.
"LOT COVERAGE":	4216 SF ÷ 7189 = 58% PROPOSED

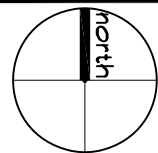
DESIGN DEPARTURE:	1. TO EXCEED LOT COVERAGE AS DESIGNED IN 23.45.052 B.2.a (MAX WIDTH, DEPTH & SETBACKS). 2. TO REDUCE MIN. DEPTH OF MODULATION FROM 8' TO 3'. 3. SIDE SETBACK DECREASE
ACCESS:	STREET ACCESS IS ALLOWED WHEN ALLEY ACCESS IS INFEASIBLE DUE TO TOPOGRAPHY



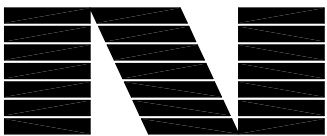


Typical Unit Plan / Site Plan

SCALE: 1"=10'-0" • 11x17 / NOT TO SCALE • 8 1/2 x 11

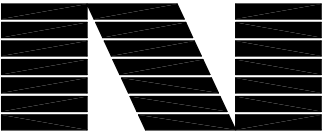
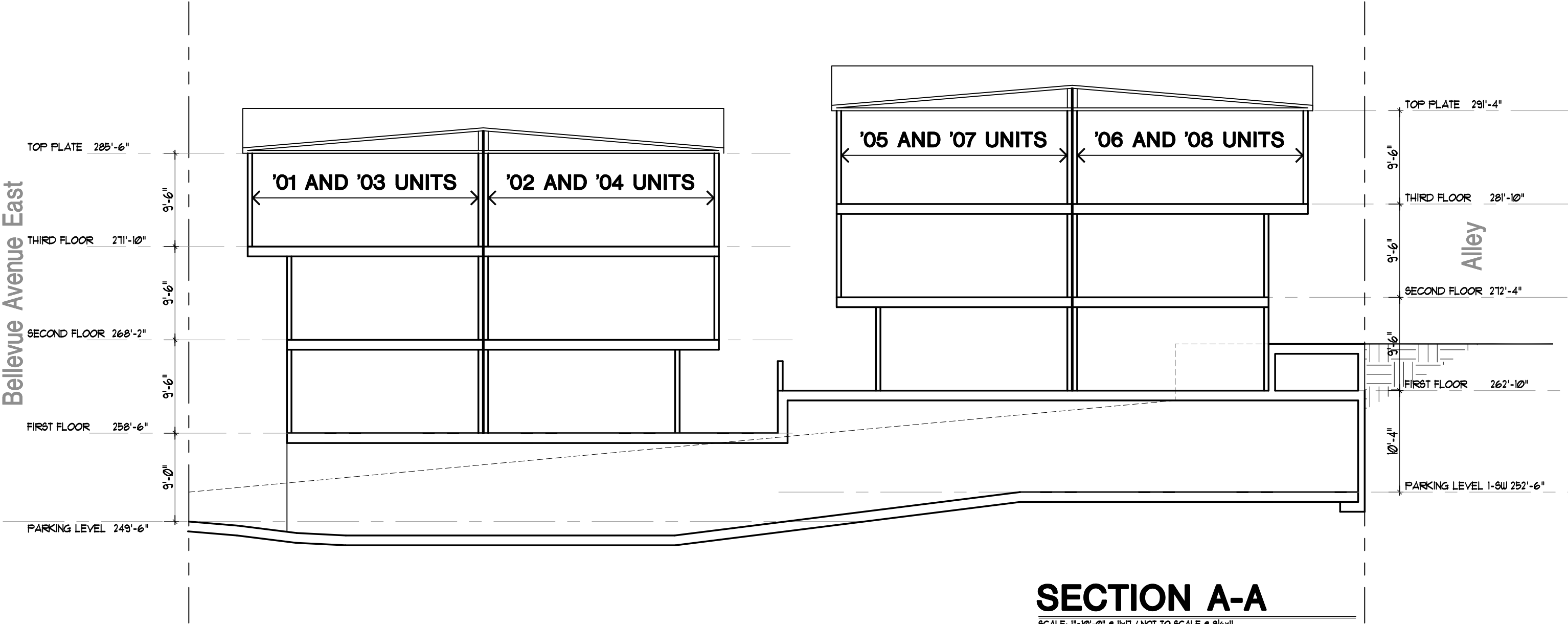


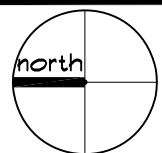
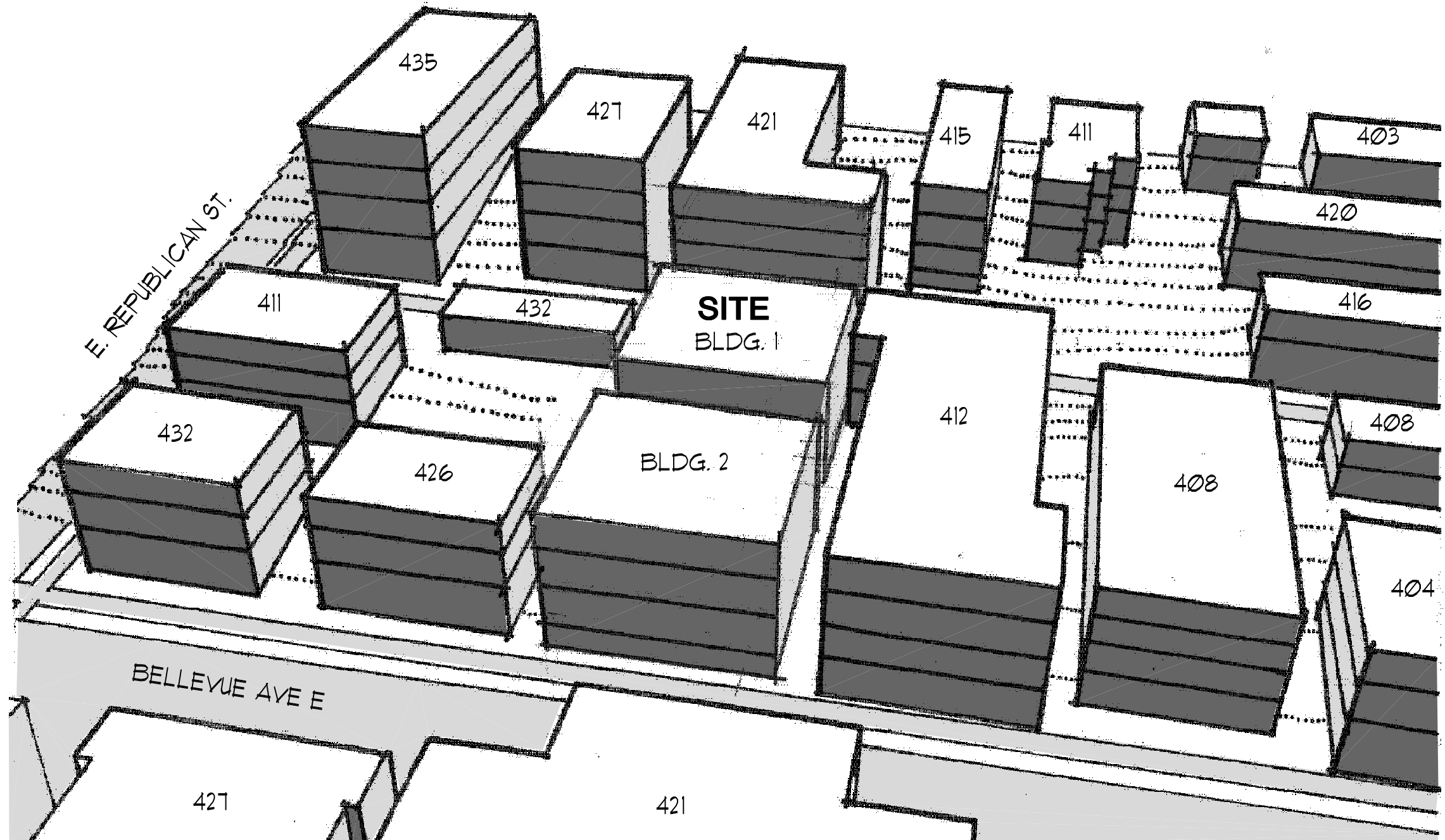
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SEATTLE, WASHINGTON 98112

Building Code

CODE:	2006 SBC
TYPE CONSTRUCTION:	V-A APARTMENTS (FLOORS 2-6) I-A APARTMENTS (FLOOR 1) I-A PARKING GARAGE
OCCUPANCY:	R-2 APARTMENTS S-2 PARKING GARAGE
STORIES:	6 STORIES TOTAL 5 STORIES FROM 3 HOUR HORZ SEPARATION AT 2ND FLOOR PER SBC 509.2
HEIGHT:	50' + 20' (SPRINKLER INCREASE) = 70' ALLOWED
ALLOWABLE AREA:	108,000 SF MAXIMUM (BUILDING TOTAL -R2) 36,000 SF MAXIMUM (PER FLOOR -R2)

Building Areas

FLOOR	PARK'G	UNIT SF	+	COMMON SF	=	RESIDENTIAL TOTAL
P2	6,330	-	+	-	=	-
P1	6,330	-	+	-	=	-
1ST FLR	-	2,102	+	827	=	2,929
2ND FLR	-	3,623	+	754	=	4,377
3RD FLR	-	3,683	+	754	=	4,437
4TH FLR	-	3,683	+	754	=	4,437
5TH FLR	-	3,683	+	754	=	4,437
6TH FLR	-	3,683	+	754	=	4,437
MEZZ	-	595	+	-	=	595
TOTALS	12,660	21,052	+	4,597	=	25,649

Unit Areas

UNITS	#	SF	SUB-TOTAL
100	1	595	595
101	1	1000	1,000
102	1	507	507
200-600	5	474	2,370
201-601	5	560	2,800
202-602	5	560	2,800
203-603	5	469	2,345
204	1	497	497
304-604	4	557	2,228
205-605	5	557	2,785
206-606	5	506	2,530
TOTALS	38		20,457

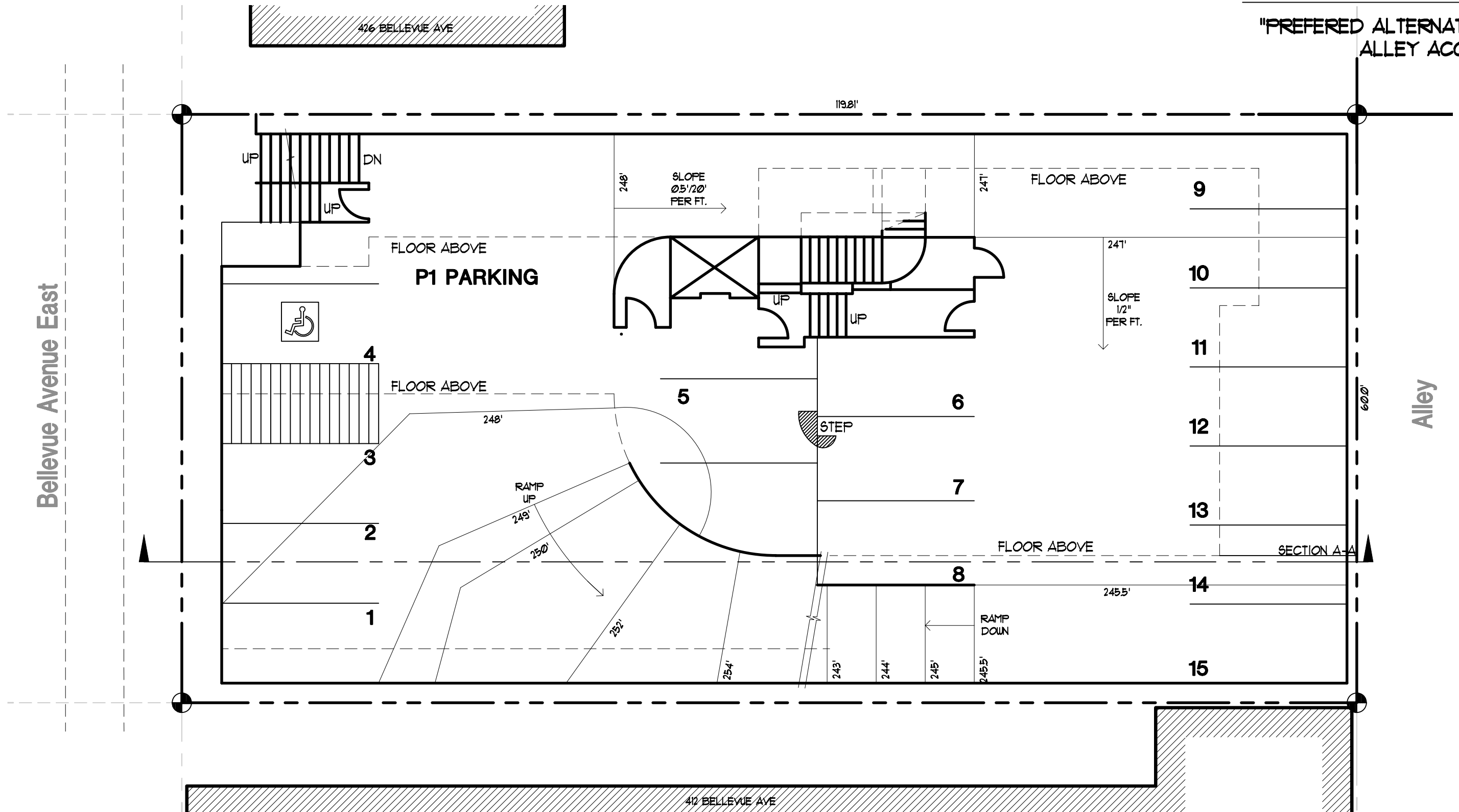
Zoning Code

ZONE HEIGHT:	MIDRISE
LOT AREA:	119.8x60.0 = 7189 SF
HEIGHT:	60' + 2.5' SLOPE BONUS = 62.5'
MAX. WIDTH:	150' MAX W/MODULATION 40' MAX WIDTH w/OUT MODULATION 50' WIDTH PROPOSED (WITH MODULATION)
MAX DEPTH:	65% LOT DEPTH = 119.8x.65 = 77.87' 109'-9" BUILDING DEPTH PROPOSED STRUCTURE DEPTH MAY EXCEED 65% LOT DEPTH IF TOTAL LOT COVERAGE IS NOT GREATER THAN STANDARD DEVELOPMENT REQUIREMENTS FOR MAX WIDTH, DEPTH AND SETBACKS. DESIGN DEPARTURE REQUEST TO EXCEED LOT COVERAGE AS DESIGNED IN 23.45.053 B.2.a ALLOWABLE LOT COVERAGE AS DETERMINED BY MAXIMUM WIDTH, DEPTH AND SETBACKS = 42% (3037 SF). SEE ALTERNATIVE 1, "CODE COMPLYING DESIGN". PROPOSED LOT COVERAGE = 4451/7189 = 62%
MODULATION:	
FRONT:	REQ'D FOR WIDTH GREATER THAN 40'
SIDES:	REQ'D WHEN STRUCTURE DEPTH EXCEEDS 65% LOT DEPTH, MAX. SIDE MODULATION = 40' DESIGN DEPARTURE REQUEST TO EXCEED MAX WIDTH OF MODULATION AT SIDE PER 23.45.054 B.1 PROPOSED MODULATION WIDTH INCREASES PLAN 40' TO 65'-10 1/2"
SETBACKS:	
FRONT:	REQ'D = (6.9(NORTH) + 0(SOUTH)) ÷ 2 = 3.95 PROPOSED = 4.12 AVE.
REAR:	MIN 10' REQ'D, 10' PROPOSED
SIDE:	REQUIRED = 16' AVE., 9' MIN. PROPOSED = 9.8' AVE., 5' MIN.* DESIGN DEPARTURE REQUEST TO SIDEYARD SETBACKS PER 23.45.056 C
LANDSCAPING:	MIN REQ'D = 3'x PERIMETER = 3 x 360 LF = 1080 SF
OPENSOURCE:	REQUIRED = 20% GROUND RELATED = 7.89 x 2=1437 SF 10% DECKS = 7,189 x .1 = 719 SF PROPOSED = 1,578 GROUND, 800 SF DECK (ROOF)

DESIGN DEPARTURE:	1. TO EXCEED LOT COVERAGE AS DESIGNED IN 23.45.052 B.2.a
	2. TO EXCEED MAX. ALLOWED MODULATED WIDTH, INCREASE FROM 40' TO 65'-10 1/2"
	3. SIDE SETBACK DECREASE FROM 16' AVE., 9' MIN. TO 9.8' AVE, 5' MIN.
	4. SITE TRIANGLE DEPARTURE AT SIDEWALK/DRIVEWAY INTERSECTION.
	5. APPROX. 300SF PARKING STRUCTURE ABOVE GRADE IN SIDEYARD.
ACCESS:	STREET ACCESS IS ALLOWED WHEN ALLEY ACCESS IS INFEASIBLE DUE TO TOPOGRAPHY

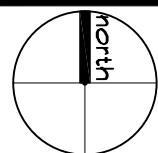
Scheme 4 Alley

"PREFERRED ALTERNATIVE"
ALLEY ACCESS



Typical Unit Plan / P1 Parking

SCALE: 1"=10'-0" • 11x11 / NOT TO SCALE • 8 1/2 x 11



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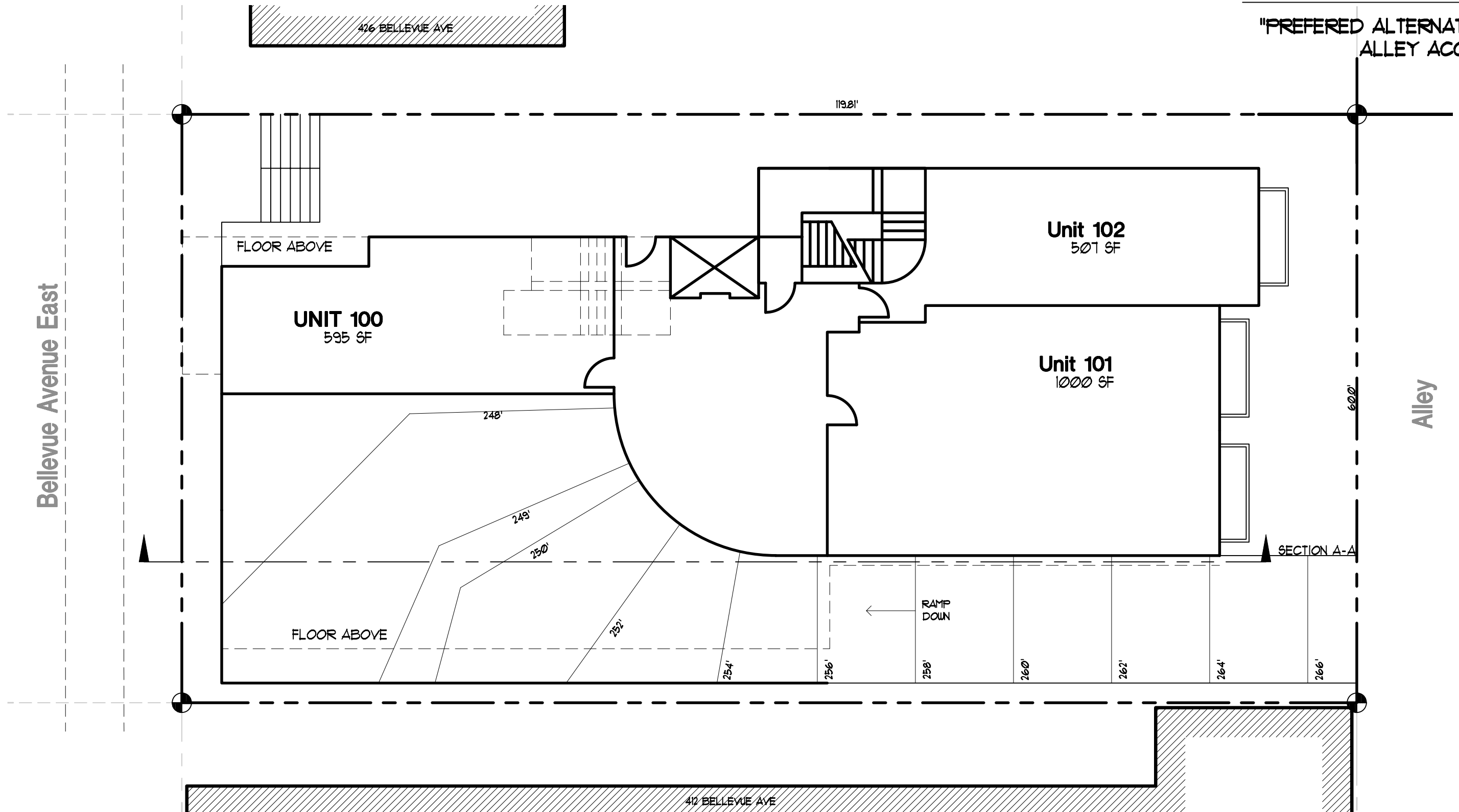
ROGER H. NEWELL A.I.A.
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27.1

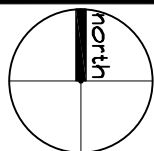
Scheme 4 Alley

"PREFERRED ALTERNATIVE"
ALLEY ACCESS



Typical Unit Plan / First Floor

SCALE: 1"=10'-0" • 11x17 / NOT TO SCALE • 8 1/2"x11



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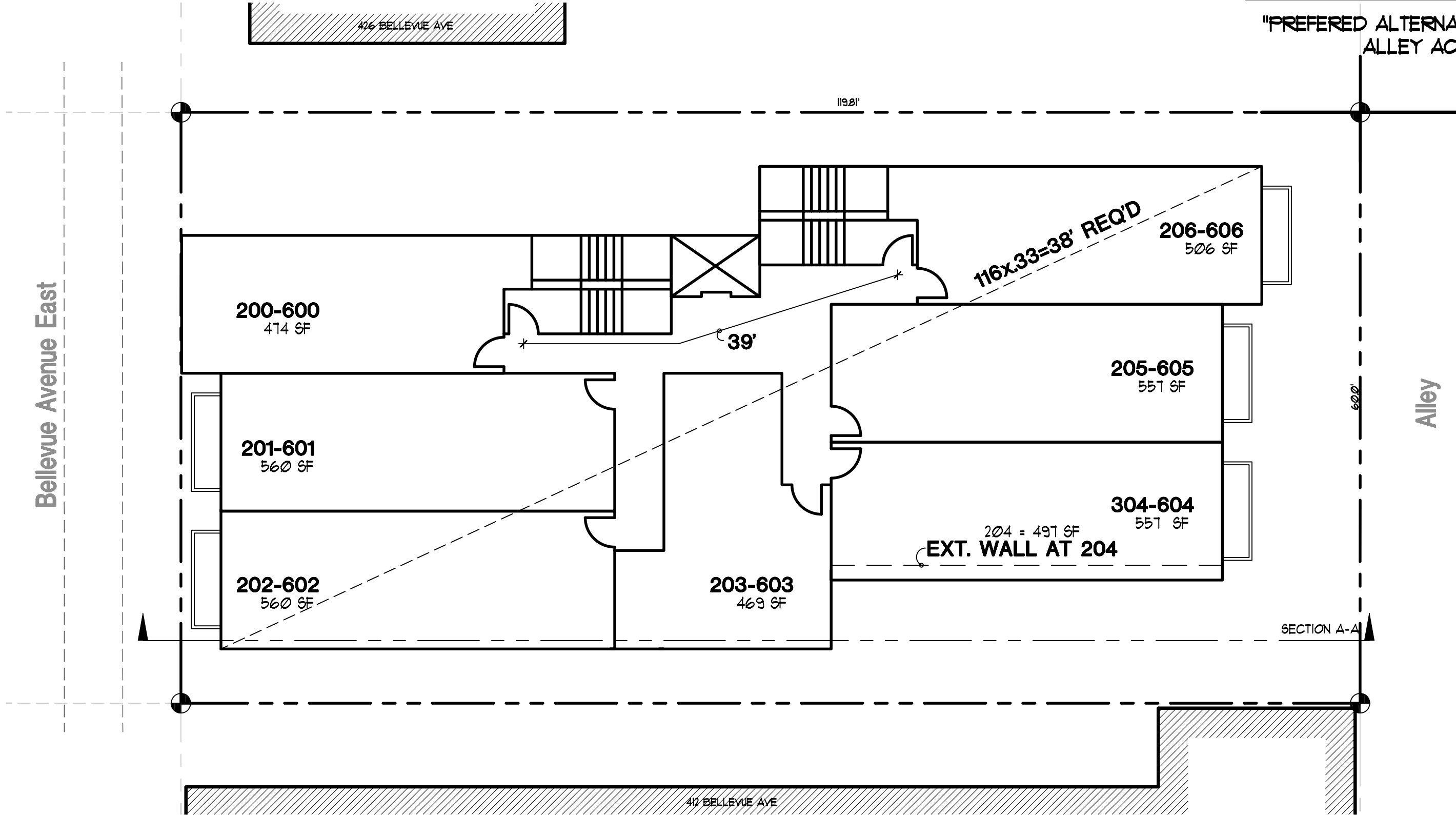
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27.2

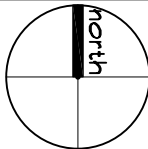
Scheme 4 Alley

"PREFERED ALTERNATIVE"
ALLEY ACCESS

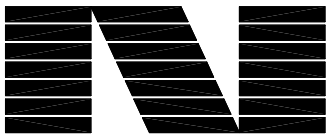


Typical Unit Plan / Site Plan

SCALE: 1"=10'-0" • 11x17 / NOT TO SCALE • 8 1/2 x 11



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1102 NINETEENTH AVENUE EAST
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Building Code

CODE:	2006 SBC
TYPE CONSTRUCTION:	V-A APARTMENTS (FLOORS 2-6) I-A APARTMENTS (FLOOR 1) I-A PARKING GARAGE
OCCUPANCY:	R-2 APARTMENTS S-2 PARKING GARAGE
STORIES:	6 STORIES TOTAL 5 STORIES FROM 3 HOUR HORZ SEPARATION AT 2ND FLOOR PER SBC 509.2
HEIGHT:	50' + 20' (SPRINKLER INCREASE) = 70' ALLOWED
ALLOWABLE AREA:	108,000 SF MAXIMUM (BUILDING TOTAL -R2) 36,000 SF MAXIMUM (PER FLOOR -R2)

Building Areas

FLOOR	PARK'G	UNIT SF	+	COMMON SF	=	RESIDENTIAL TOTAL
P2	6,330	-	+	-	=	-
P1	6,330	-	+	-	=	-
1ST FLR	-	2,102	+	827	=	2,929
2ND FLR	-	3,623	+	754	=	4,377
3RD FLR	-	3,683	+	754	=	4,437
4TH FLR	-	3,683	+	754	=	4,437
5TH FLR	-	3,683	+	754	=	4,437
6TH FLR	-	3,683	+	754	=	4,437
MEZZ	-	595	+	-	=	595
TOTALS	12,660	21,052	+	4,597	=	25,649

Unit Areas

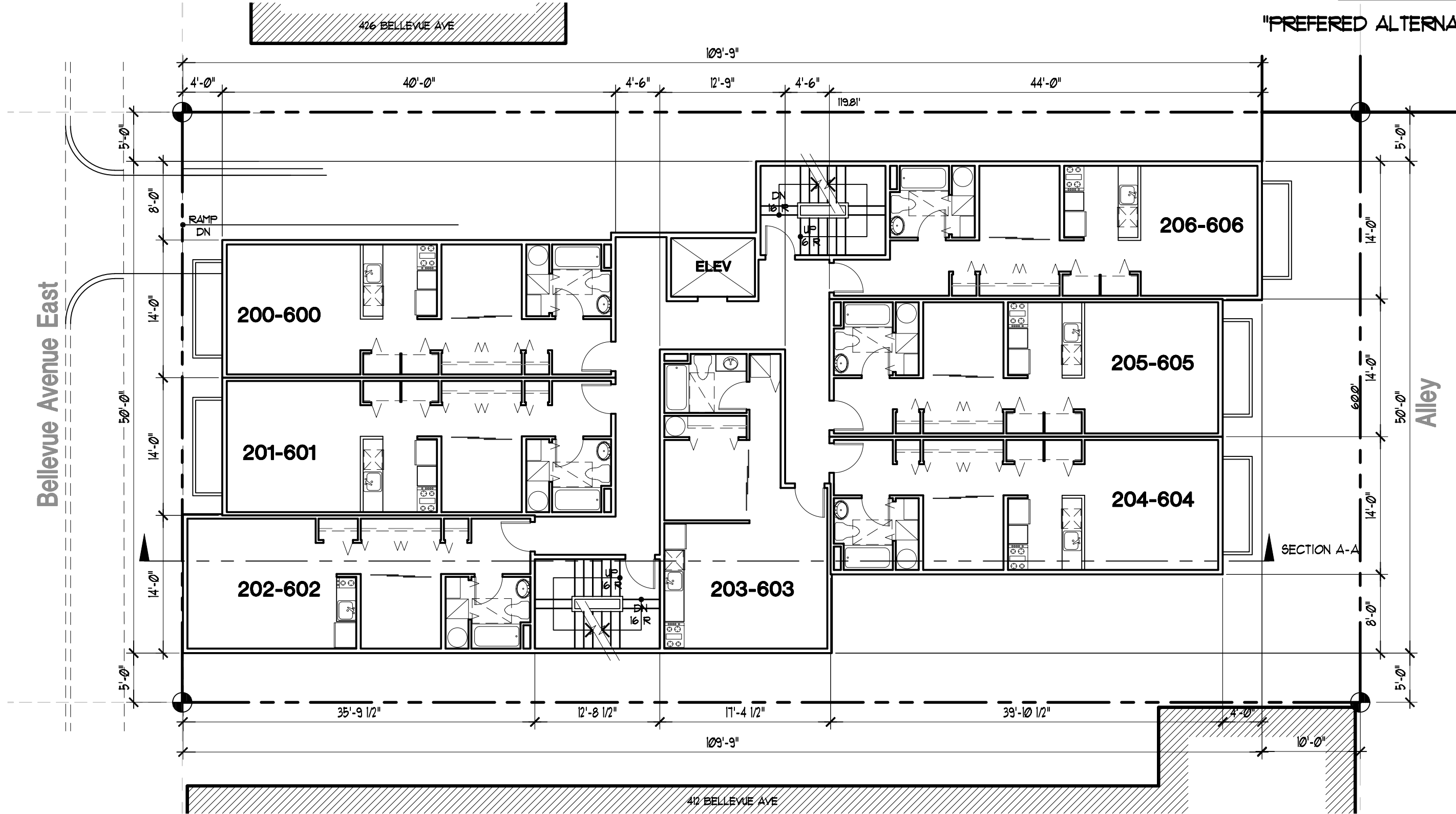
UNITS	#	SF	SUB-TOTAL
100	1	595	595
101	1	1000	1,000
102	1	507	507
200-600	5	474	2,370
201-601	5	560	2,800
202-602	5	560	2,800
203-603	5	469	2,345
204	1	497	497
304-604	4	557	2,228
205-605	5	557	2,785
206-606	5	506	2,530
TOTALS	38		20,457

Zoning Code

ZONE HEIGHT:	MIDRISE
LOT AREA:	119.8x60.0 = 7189 SF
HEIGHT:	60' + 2.5' SLOPE BONUS = 62.5'
MAX. WIDTH:	150' MAX W/MODULATION 40' MAX WIDTH w/OUT MODULATION 50' WIDTH PROPOSED (WITH MODULATION)
MAX DEPTH:	65% LOT DEPTH = 119.8x.65 = 77.87' 109'-9" BUILDING DEPTH PROPOSED STRUCTURE DEPTH MAY EXCEED 65% LOT DEPTH IF TOTAL LOT COVERAGE IS NOT GREATER THAN STANDARD DEVELOPMENT REQUIREMENTS FOR MAX WIDTH, DEPTH AND SETBACKS. DESIGN DEPARTURE REQUEST TO EXCEED LOT COVERAGE AS DESIGNED IN 23.45.053 B.2.a ALLOWABLE LOT COVERAGE AS DETERMINED BY MAXIMUM WIDTH, DEPTH AND SETBACKS = 42% (3037 SF). SEE ALTERNATIVE 1, "CODE COMPLYING DESIGN". PROPOSED LOT COVERAGE = 4451/7189 = 62%
MODULATION:	
FRONT:	REQ'D FOR WIDTH GREATER THAN 40'
SIDES:	REQ'D WHEN STRUCTURE DEPTH EXCEEDS 65% LOT DEPTH, MAX. SIDE MODULATION = 40' DESIGN DEPARTURE REQUEST TO EXCEED MAX WIDTH OF MODULATION AT SIDE PER 23.45.054 B.1 PROPOSED MODULATION WIDTH INCREASES PLAN 40' TO 65'-10 1/2"
SETBACKS:	
FRONT:	REQ'D = (6.9(NORTH) + 0(SOUTH)) ÷ 2 = 3.95 PROPOSED = 4.12 AVE.
REAR:	MIN 10' REQ'D, 10' PROPOSED
SIDE:	REQUIRED = 16' AVE., 9' MIN. PROPOSED = 9.8' AVE., 5' MIN.* DESIGN DEPARTURE REQUEST TO SIDEYARD SETBACKS PER 23.45.056 C
LANDSCAPING:	MIN REQ'D = 3'x PERIMETER = 3 x 360 LF = 1080 SF
OPENSAPCE:	REQUIRED = 20% GROUND RELATED = 7.89 x 2=1437 SF 10% DECKS = 7,189 x .1 = 719 SF PROPOSED = 1,578 GROUND, 800 SF DECK (ROOF)

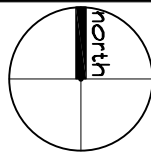
DESIGN DEPARTURE:	1. TO EXCEED LOT COVERAGE AS DESIGNED IN 23.45.052 B.2.a
	2. TO EXCEED MAX. ALLOWED MODULATED WIDTH, INCREASE FROM 40' TO 65'-10 1/2"
	3. SIDE SETBACK DECREASE FROM 16' AVE., 9' MIN. TO 9.8' AVE, 5' MIN.
	4. SITE TRIANGLE DEPARTURE AT SIDEWALK/DRIVEWAY INTERSECTION.
	5. APPROX. 300SF PARKING STRUCTURE ABOVE GRADE IN SIDEYARD.
ACCESS:	STREET ACCESS IS ALLOWED WHEN ALLEY ACCESS IS INFEASIBLE DUE TO TOPOGRAPHY

"PREFERRED ALTERNATIVE"

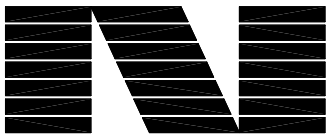


Typical Unit Plan / Site Plan

SCALE: 1"=10'-0" • 11x17 / NOT TO SCALE • 8 1/2 x 11



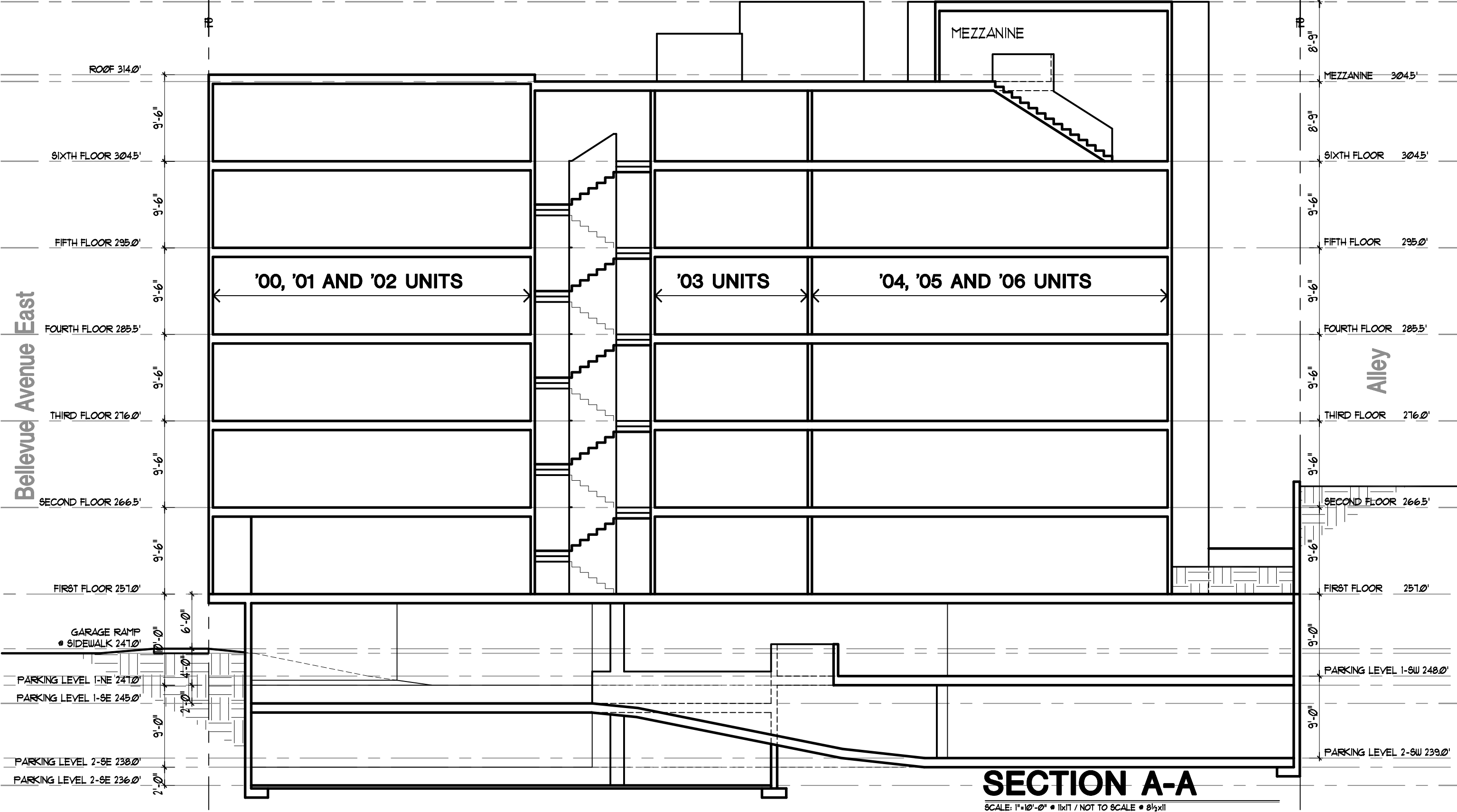
Glover Apartments
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Seattle, Washington



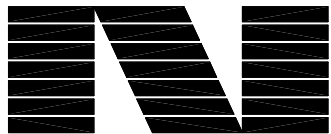
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"PREFERRED ALTERNATIVE"

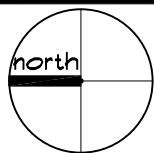
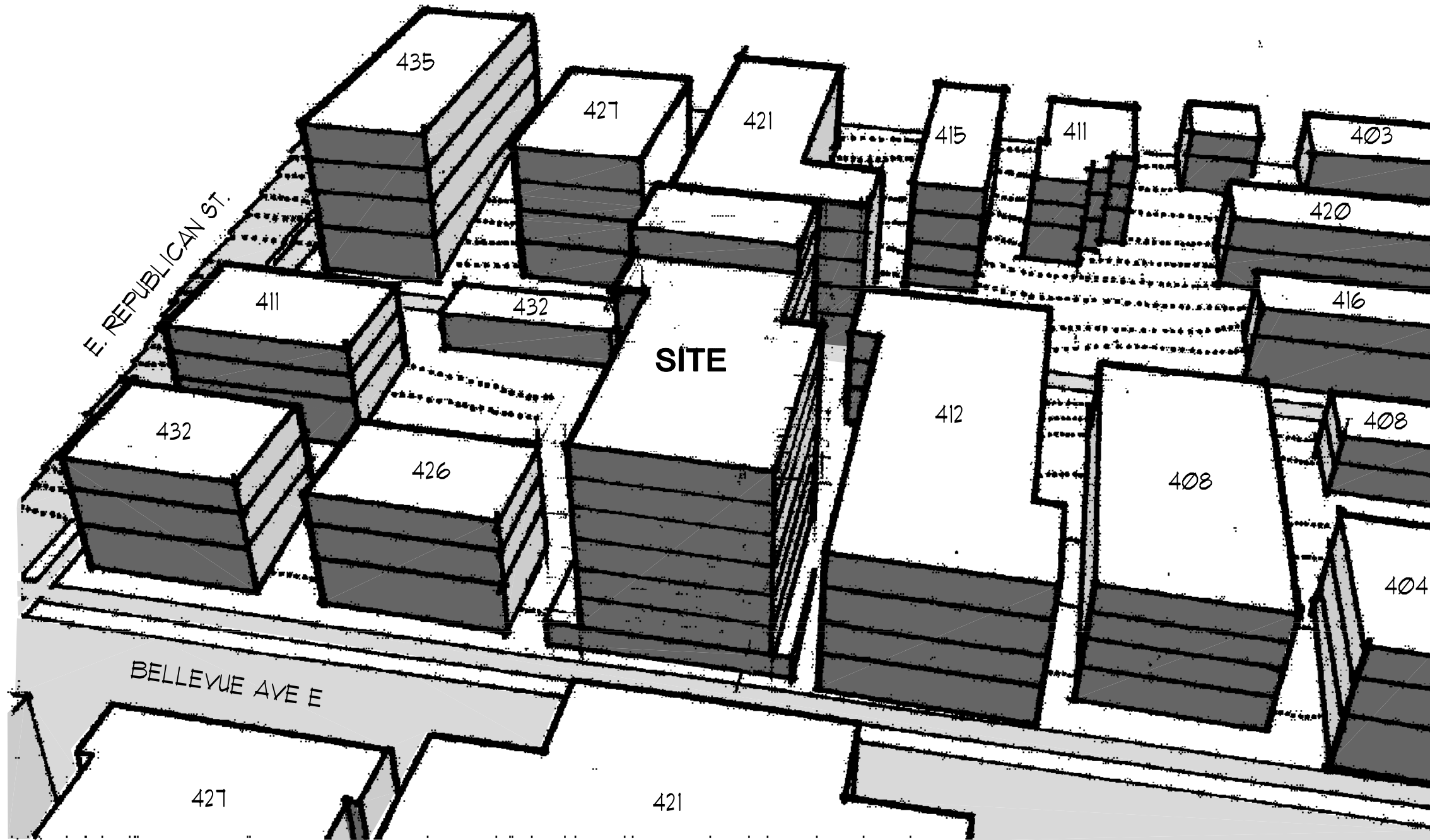


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