

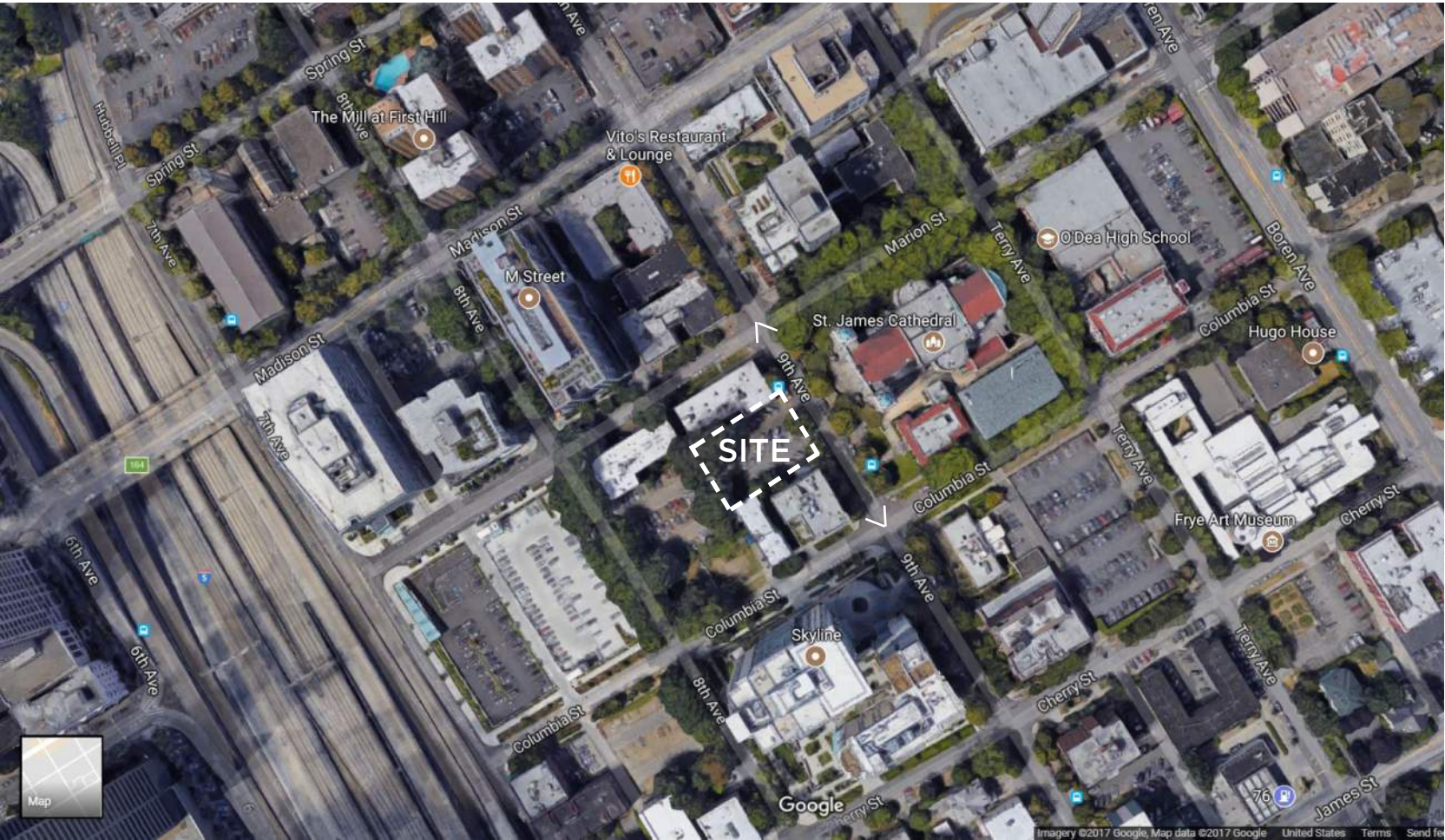
815 NINETH

SITE AND MASSING STUDY

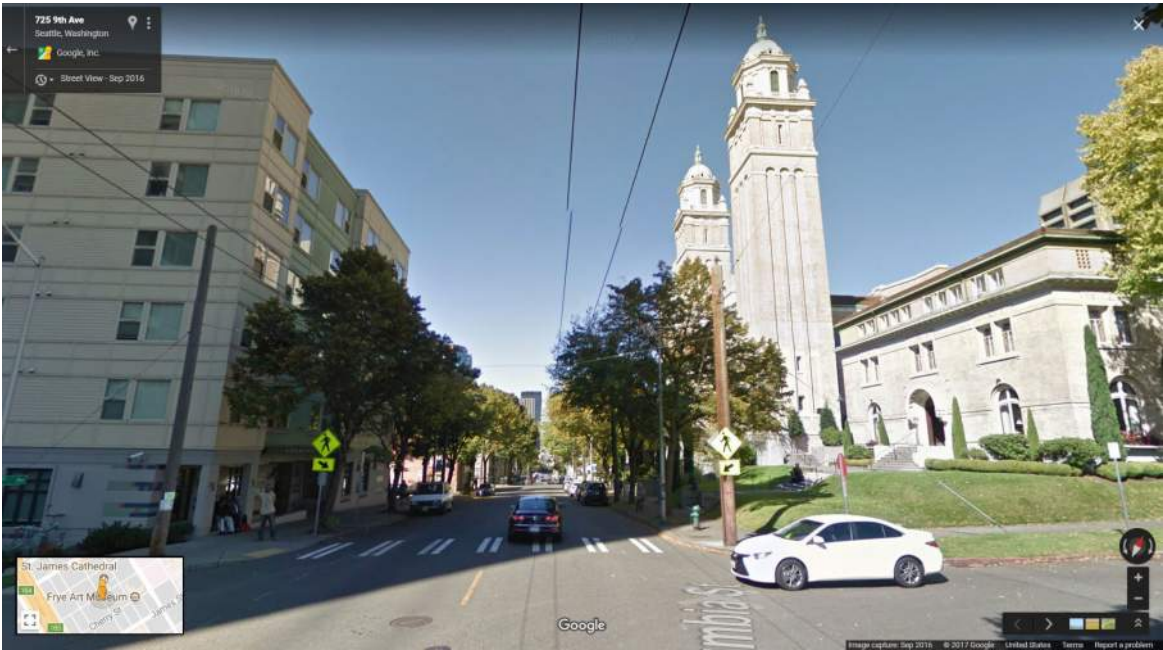
12.07.2017

MG2

EXISTING CONTEXT



N
AERIAL VICINITY PLAN
NOT TO SCALE



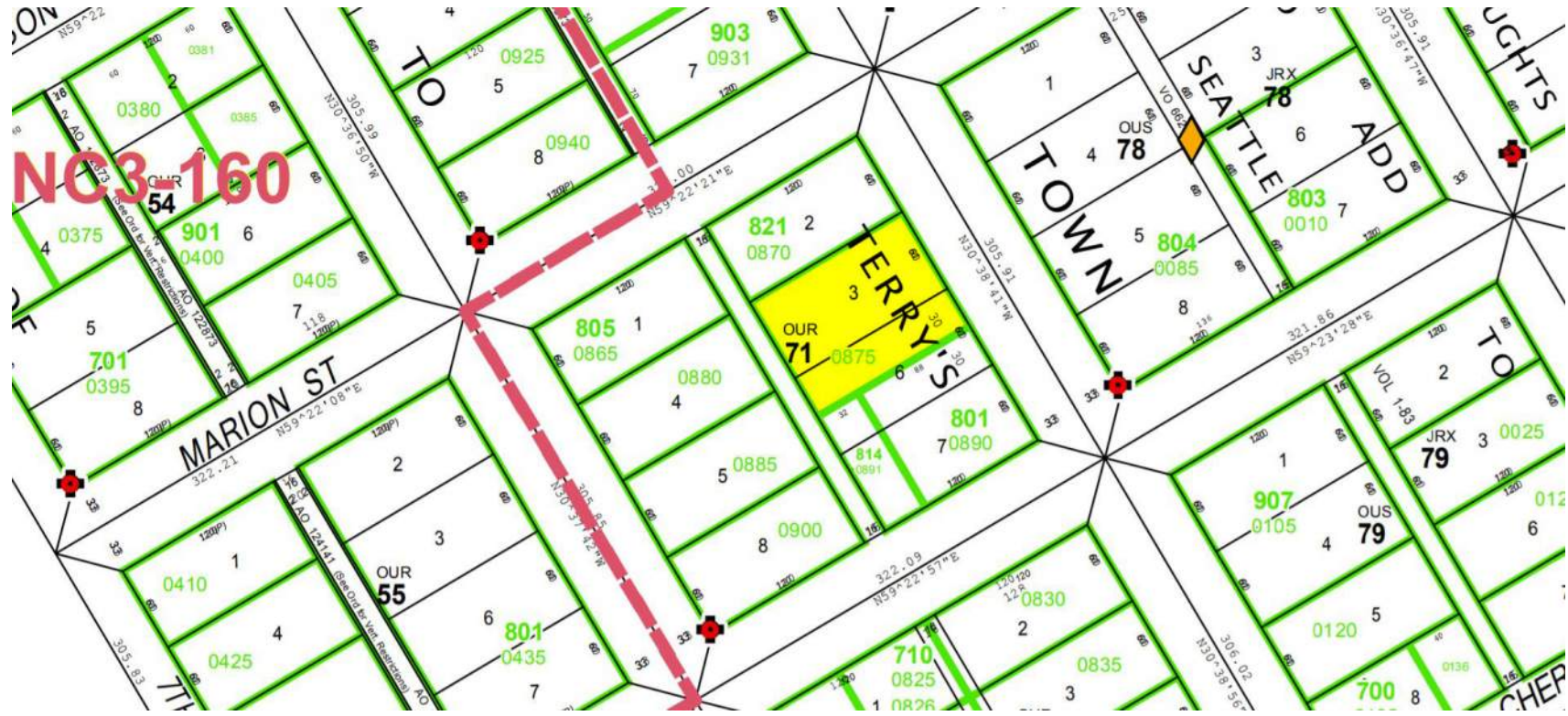
VIEW FROM COLUMBIA STREET



VIEW FROM MARION STREET

LAND USE CODE SUMMARY

Address:	815 9th Ave, Seattle WA 98104
Parcel Number:	8590400875
Parcel Size:	10,800 sf (90' x 120')
Zoning (current / proposed):	HR / HR (M)
Permitted Uses:	Retail, Multifamily Housing, Assisted-Living
Base FAR:	8.0 for lots 15,000 sf or less
Max FAR:	13.0 for structures 240' or less 14.0 for structures over 240'
Base Height Limit:	160'
Max. Height Limits:	240' / 300'
Max Lot Coverage:	None
Setbacks:	Table C for 23.45.518 , Structures over 85' in height
Front (below 45' / above 45'):	7' average, 5' min.none / 10'
Side (below 45' / above 45'):	7' average, 5' min. / 20'
Alley (below 45' / above 45'):	None if existing alley is 16' wide / 10'
Amenity Area:	5% of gross residential floor area No more than 50% of enclosed amenity area
Parking:	None required
Parking Access:	Alley access required
Environmentally Critical Area:	40% steep slope
Ground Floor commercial uses:	Single business: 4,000 sf max Multi-purpose retail sales: 10,000 sf max



 **PARCEL INFORMATION**
NOT TO SCALE

OVERALL SITE PLAN

SITE LOCATION



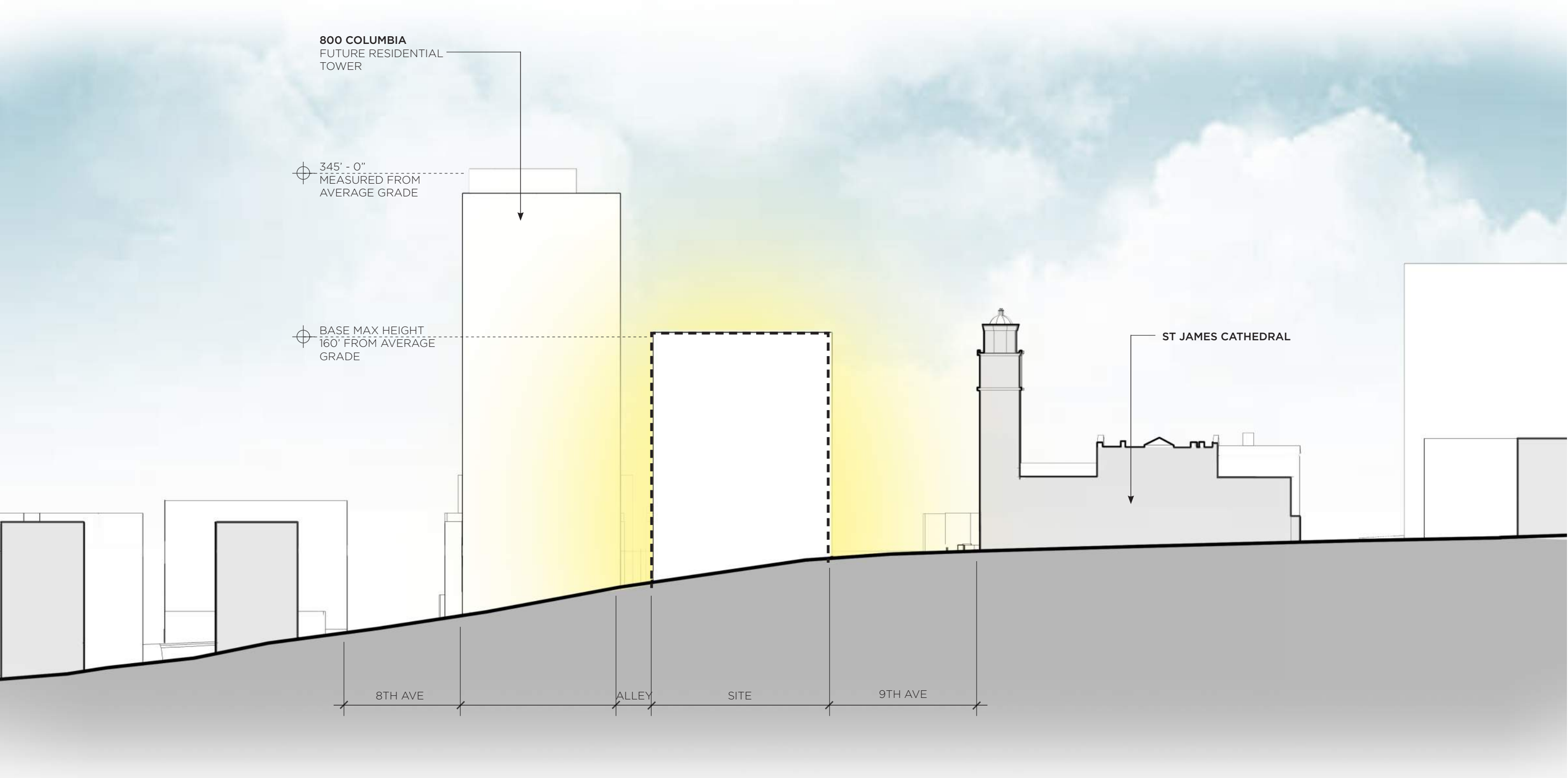
CONTEXT PLAN
NOT TO SCALE

SITE LOCATION



SITE PLAN
1/32" = 1'-0"

EXISTING CONTEXT



AREA SUMMARY - OPTION A

AREA SUMMARY - OPTION A

FLOOR	UNIT COUNT	CHARGEABLE AREA	NON-CHARGEABLE	GROSS FLOOR AREA	NET RENTABLE AREA	COMMON AREA	EFFICIENCY	INDOOR AMENITY	OUTDOOR AMENITY	TOTAL AMENITY
P1			10,800	10,800						
P2			10,800	10,800						
P3	2	1,301	9,499	10,800	1,301			1,551		1,551
L1	10	8,894		8,894	6,509	2,385	73.2%			
L2	12	8,748		8,748	7,367	1,221	84.2%			
L3	12	8,748		8,748	7,367	1,221	84.2%			
L4	6	5,200		5,200	4,147	1,053	79.8%			
L5	6	5,200		5,200	4,147	1,053	79.8%			
L6	6	5,200		5,200	4,147	1,053	79.8%			
L7	6	5,200		5,200	4,147	1,053	79.8%			
L8	6	5,200		5,200	4,147	1,053	79.8%			
L9	6	5,200		5,200	4,147	1,053	79.8%			
L10	6	5,200		5,200	4,147	1,053	79.8%			
L11	6	5,200		5,200	4,147	1,053	79.8%			
L12	6	5,200		5,200	4,147	1,053	79.8%			
L13	6	5,200		5,200	4,147	1,053	79.8%			
L14	6	5,200		5,200	4,147	1,053	79.8%			
L15	6	5,200		5,200	4,147	1,053	79.8%			
L16 (ROOF DECK)		535	465					465	2,600	3,065
TOTAL	108	90,626	31,564	121,190	72,308	17,463		2,016	2,600	4,616

Mech Eqmt Allowance 4,242 (3.5% of GFA)

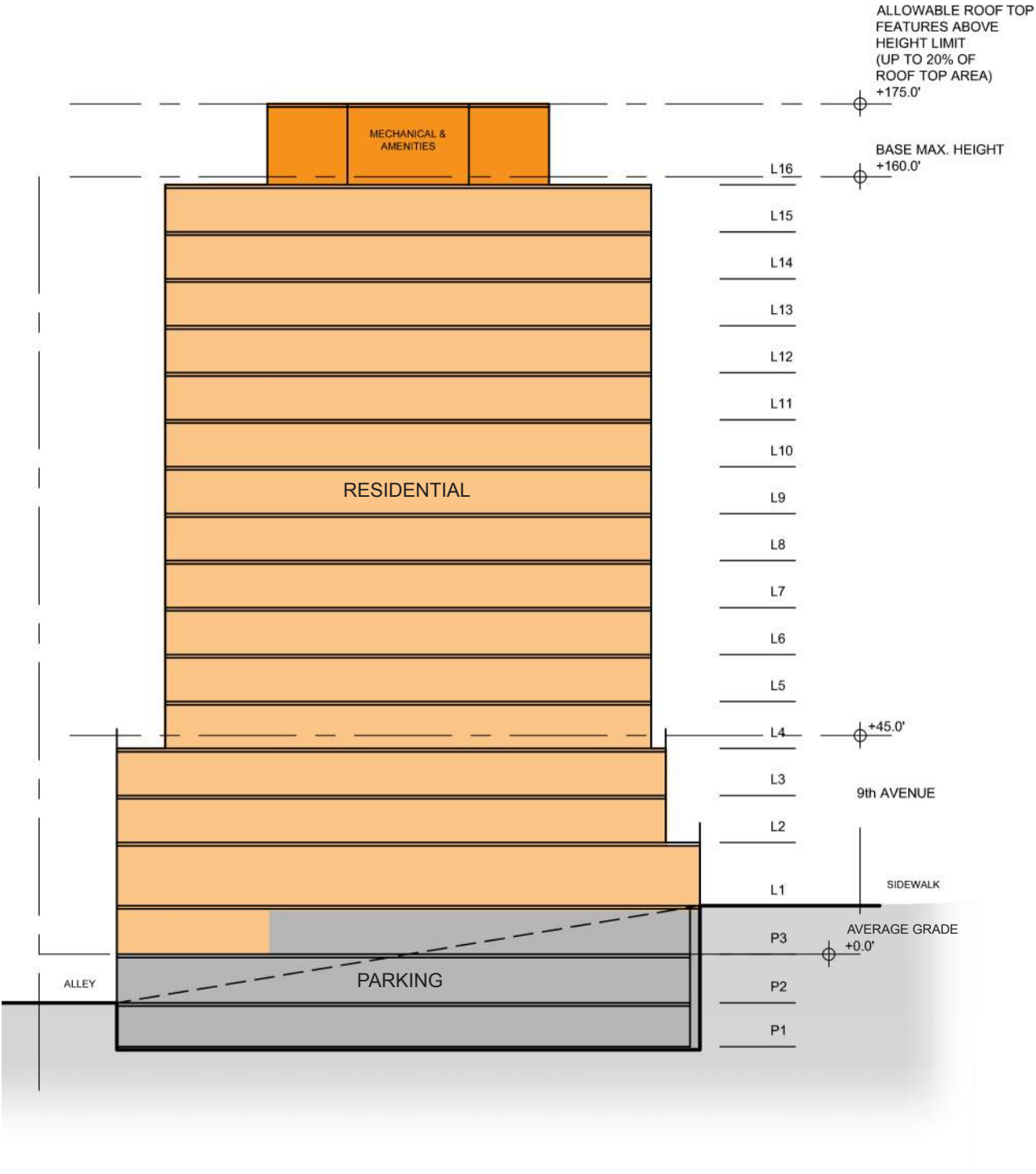
Total Chargeable Floor Area 86,384

BASE FAR 86,400 (8.0 x 10,800)

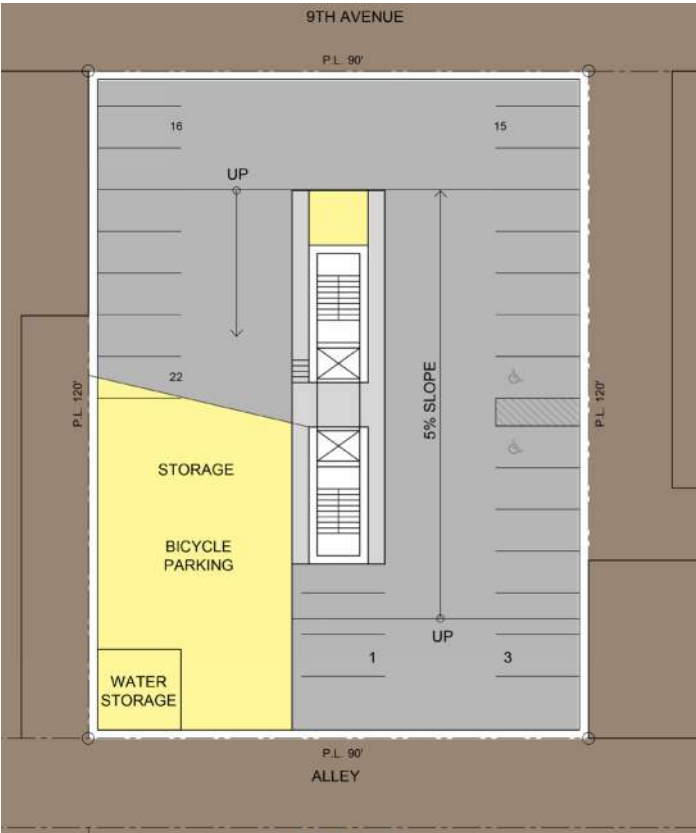
FAR Exemptions: 23.45.510.E
All underground stories
Enclosed common amenity area
Ground floor commercial uses
Mechanical Equipment Allowance = 3.5% of GFA

Required Amenity:
5% of Total Residential Floor Area 4,531 sf

NOTE: All areas calculated in square feet.



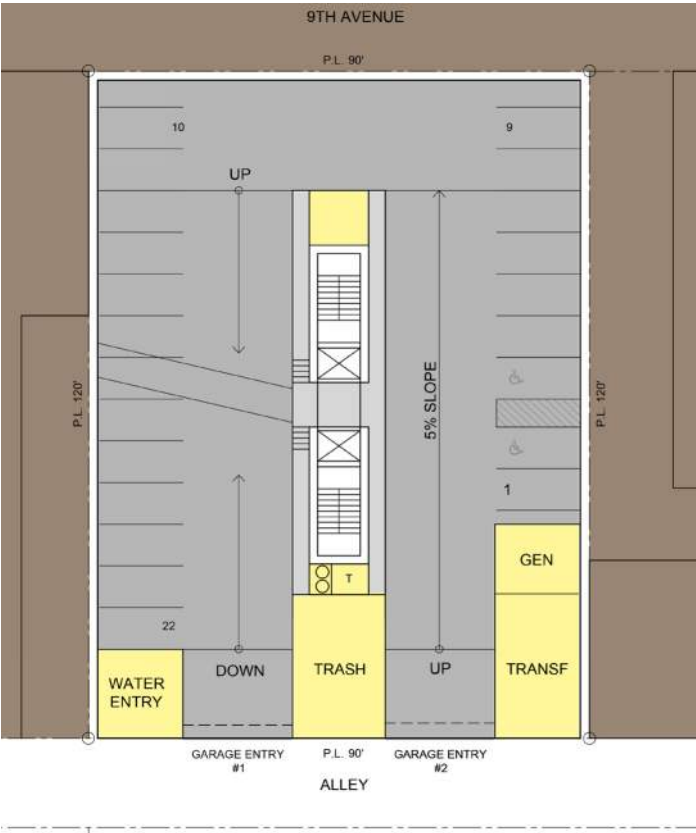
FLOOR PLANS - OPTION A



LEVEL P1 PLAN
1/32" = 1'-0"

GROSS FLOOR AREA: 10,800 SF

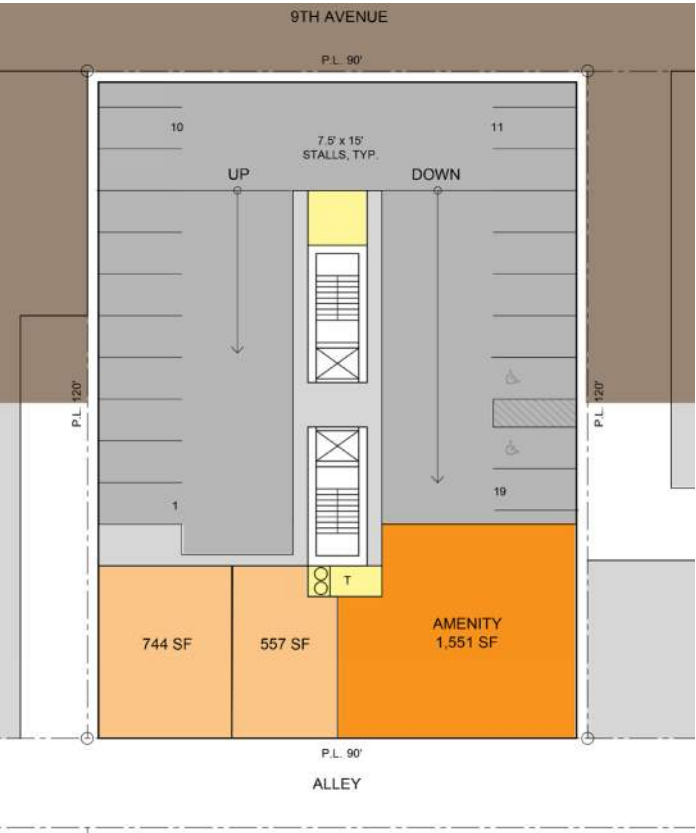
PARKING PER FLOOR: 22



LEVEL P2 PLAN
1/32" = 1'-0"

GROSS FLOOR AREA: 10,800 SF

PARKING SPACES: 22



LEVEL P3 PLAN
1/32" = 1'-0"

GROSS FLOOR AREA: 10,800 SF
NET RENTABLE AREA: 1,311 SF
INDOOR AMENITY AREA: 1,551 SF
PARKING SPACES: 19
TOTAL PARKING: 63

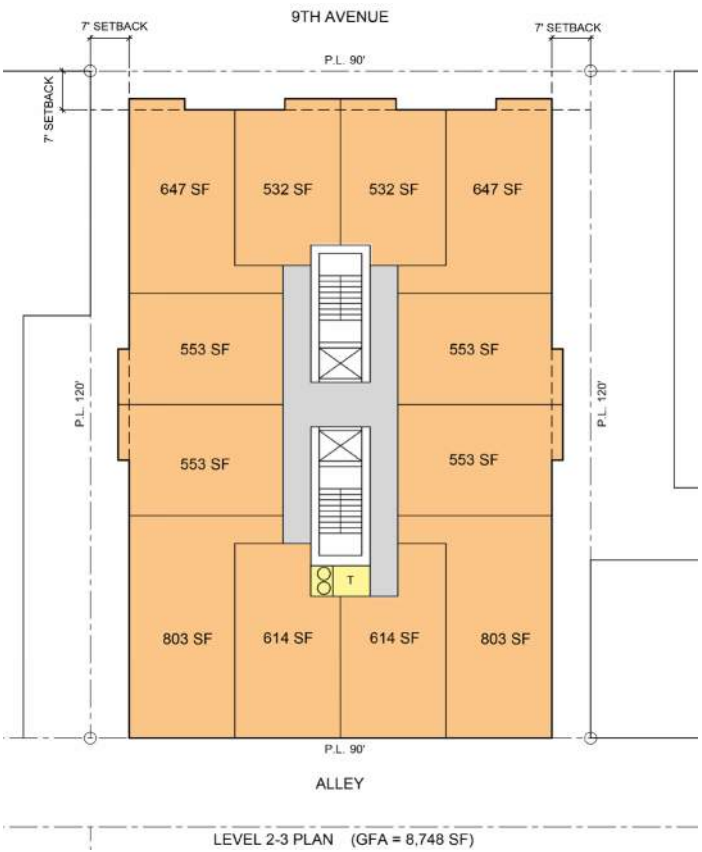
FLOOR PLANS-OPTION A



N
LEVEL 1 PLAN
1/32" = 1'-0"

GROSS FLOOR AREA: 8,894 SF
NET RENTABLE AREA: 6,509 SF
EFFICIENCY: 73.2%

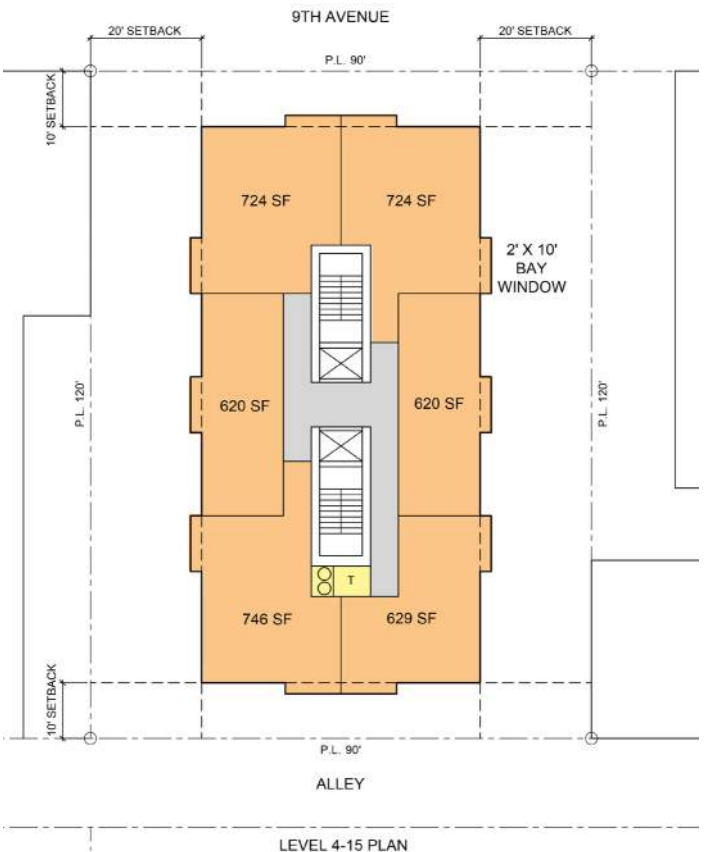
UNITS PER FLOOR: 10



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

GROSS FLOOR AREA: 8,748 SF / FLOOR
NET RENTABLE AREA: 7,367 SF / FLOOR
EFFICIENCY: 84.2%

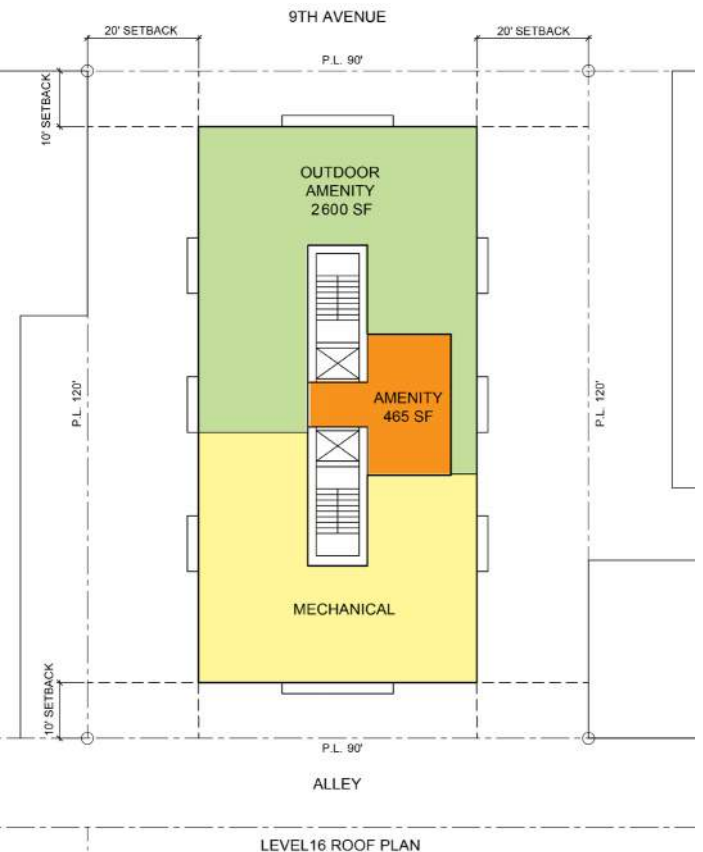
UNITS PER FLOOR: 12



N
LEVEL 4-15 PLAN
1/32" = 1'-0"

GROSS FLOOR AREA: 5,200 SF / FLOOR
NET RENTABLE AREA: 3,147 SF / FLOOR
EFFICIENCY: 79.8%

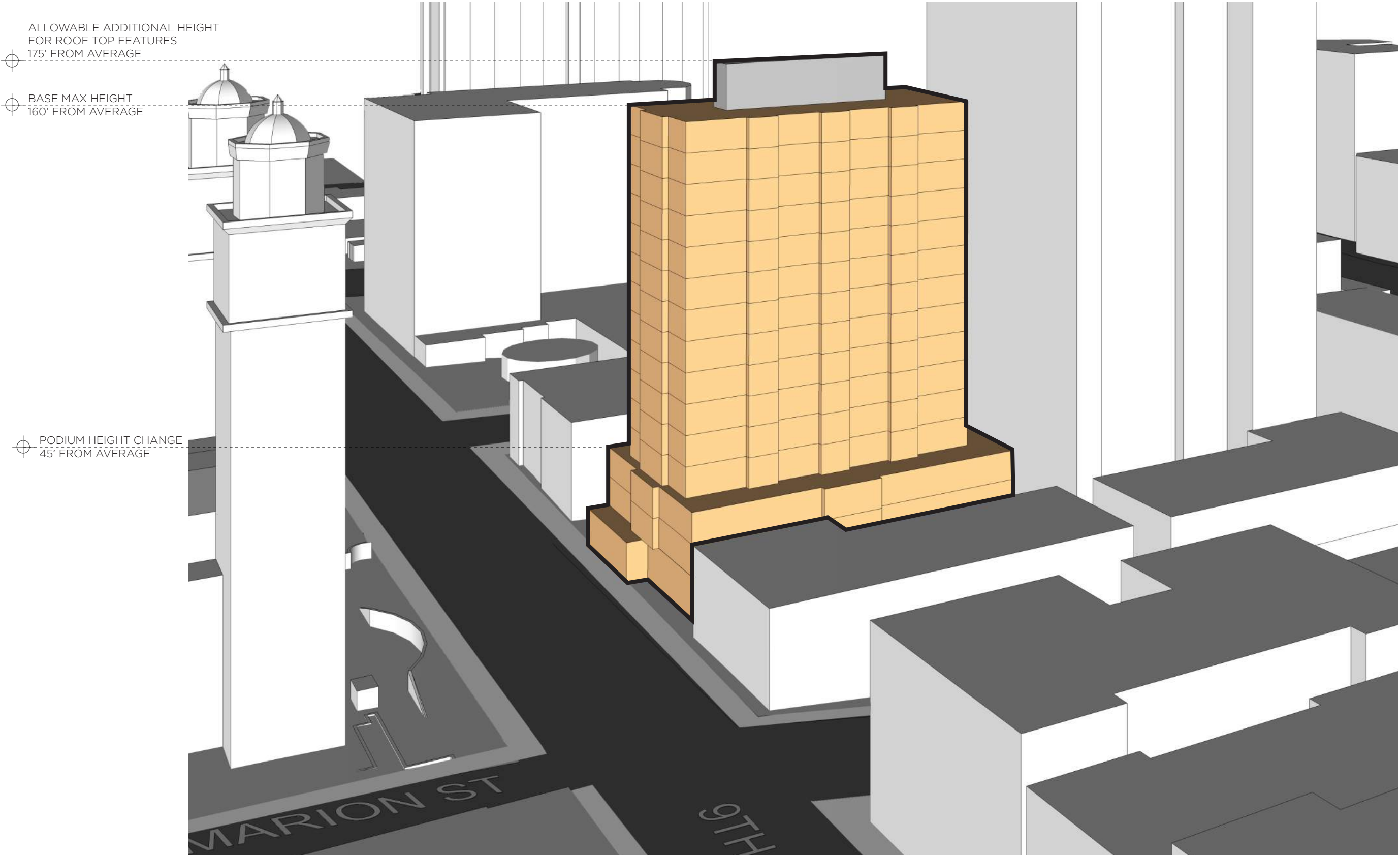
UNITS PER FLOOR: 6



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

GROSS FLOOR AREA: 5,000 SF
INDOOR AMENITY AREA: 465 SF
OUTDOOR AMENITY AREA: 4,000 SF

VIEWS

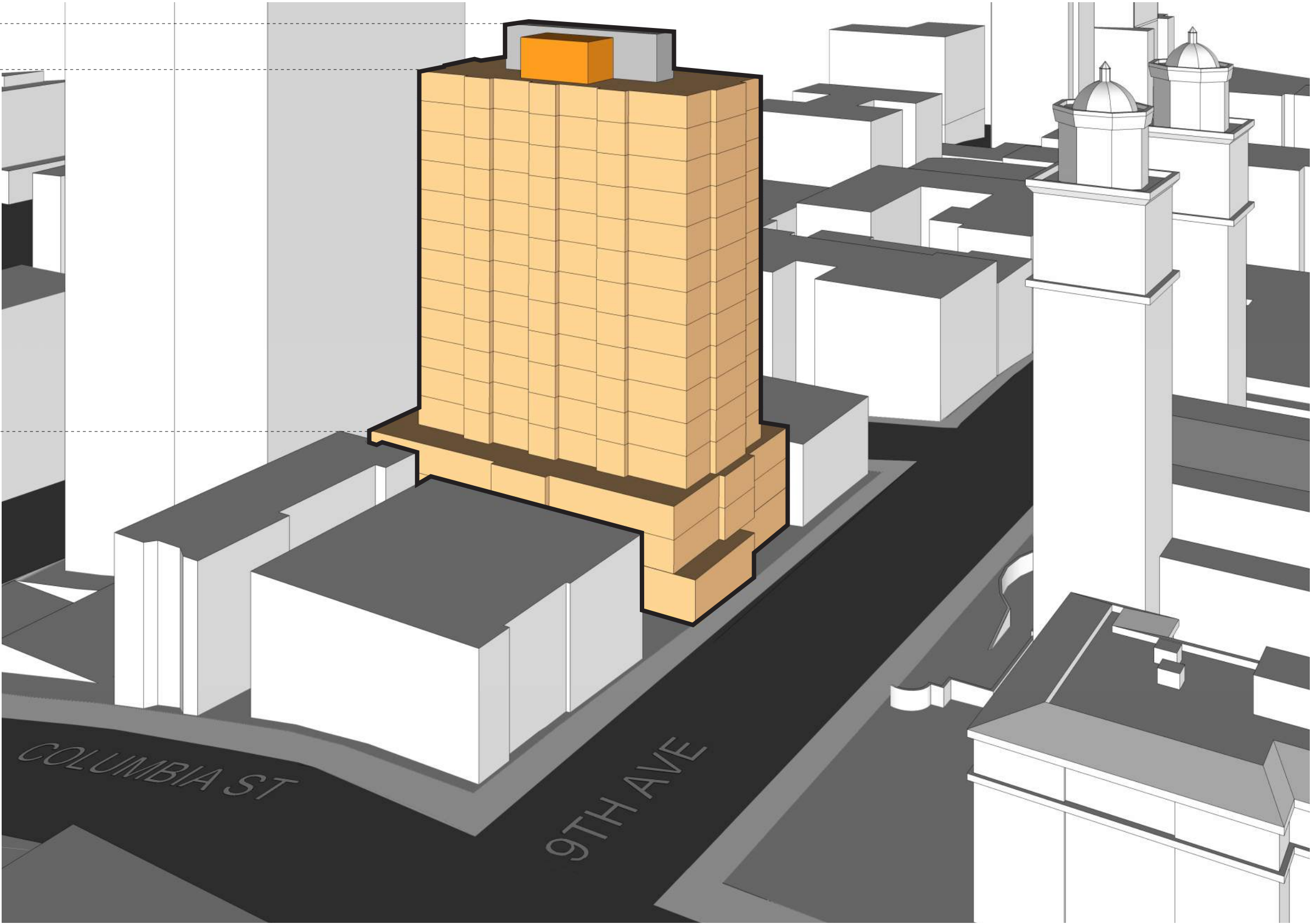


VIEWS

ALLOWABLE ADDITIONAL HEIGHT
FOR ROOF TOP FEATURES
175' FROM AVERAGE

BASE MAX HEIGHT
160' FROM AVERAGE

PODIUM HEIGHT CHANGE
45' FROM AVERAGE



AREA SUMMARY - OPTION B

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L4	10	5,200		5,200	3,986	1,214	76.7%			
L5	10	5,200		5,200	3,986	1,214	76.7%			
L6	10	5,200		5,200	3,986	1,214	76.7%			
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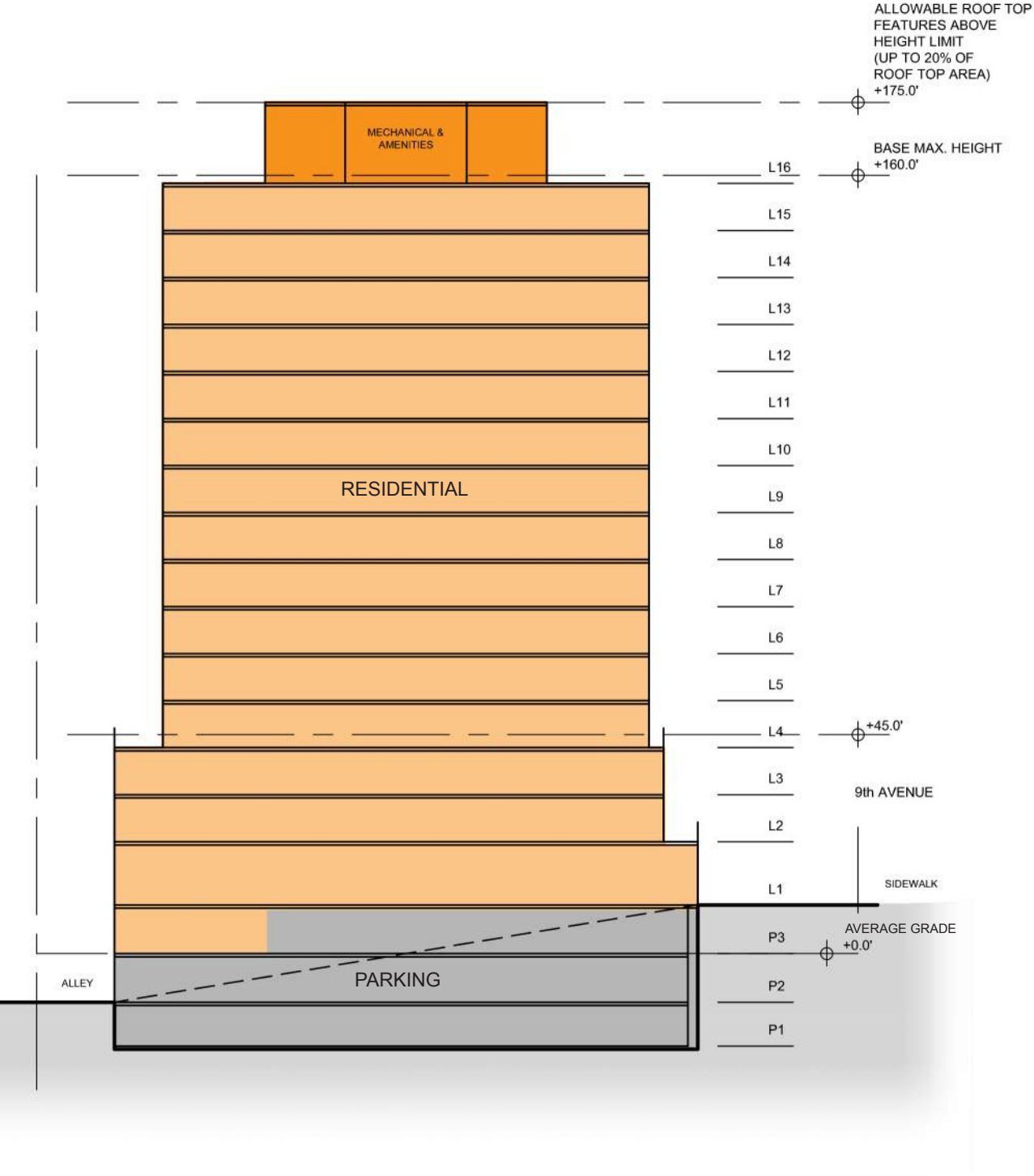
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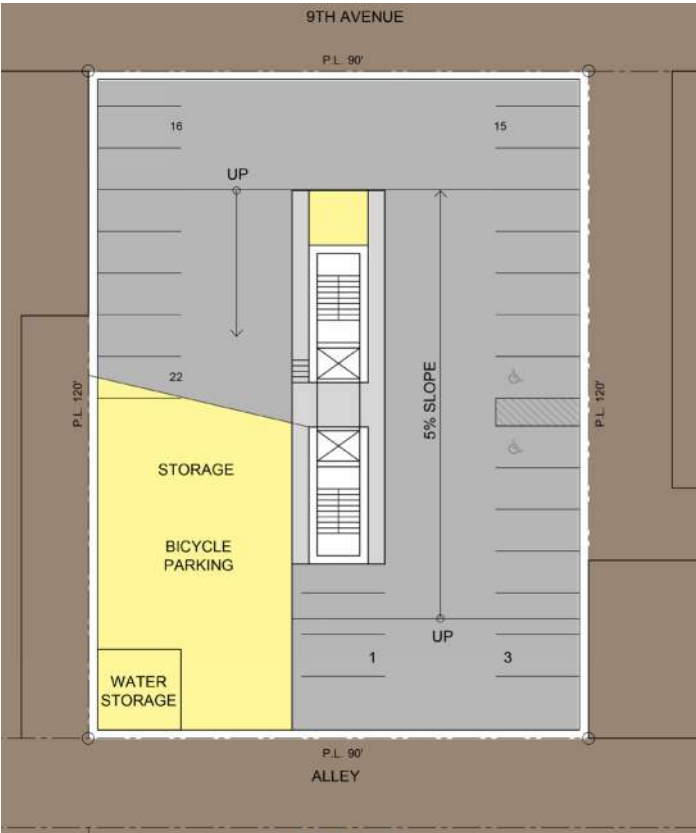
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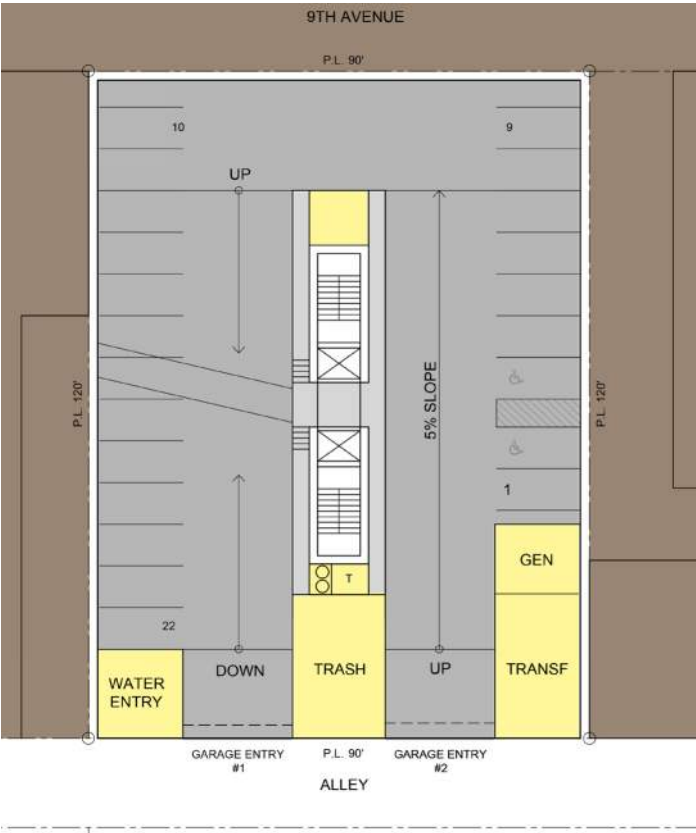
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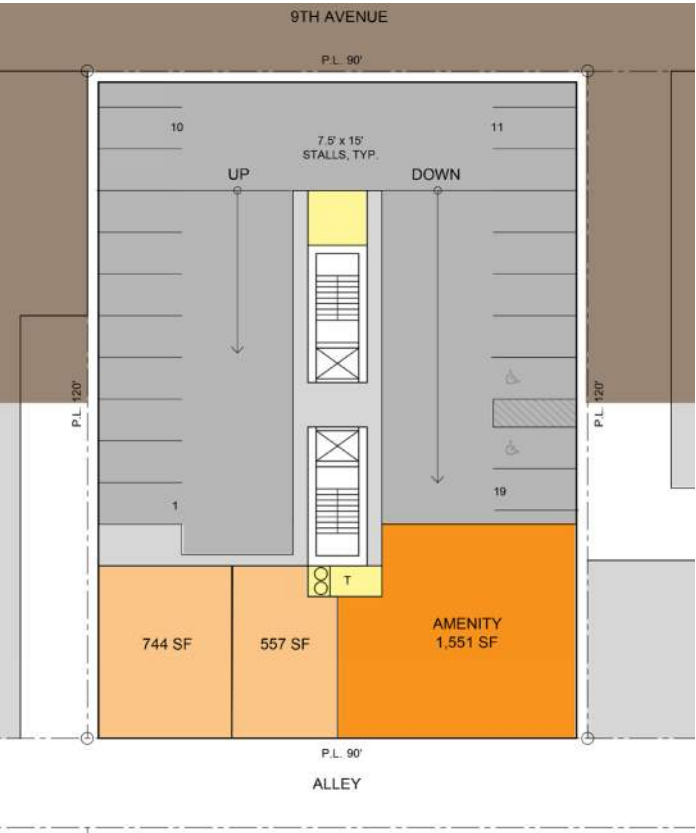
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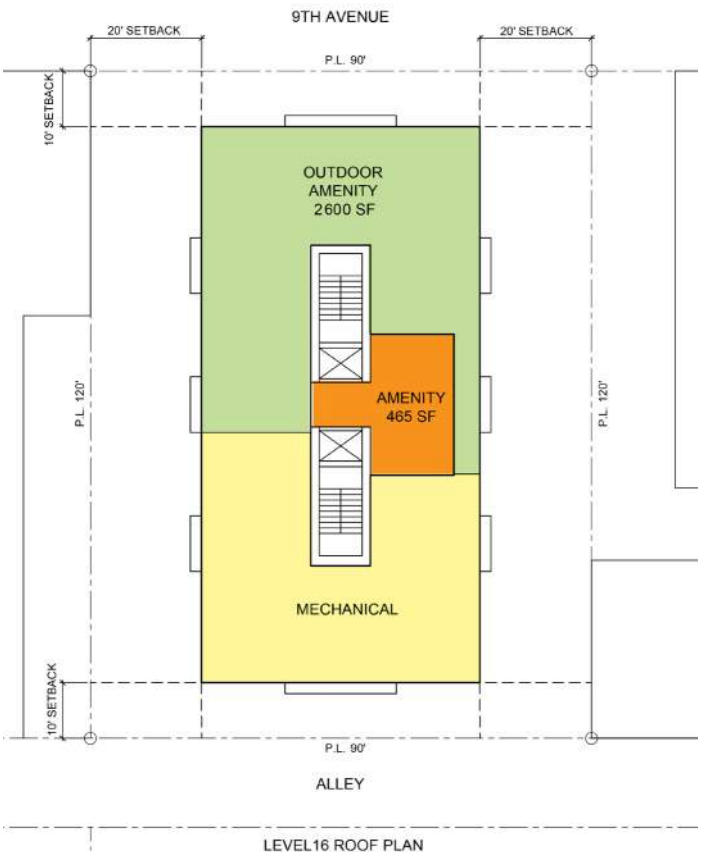
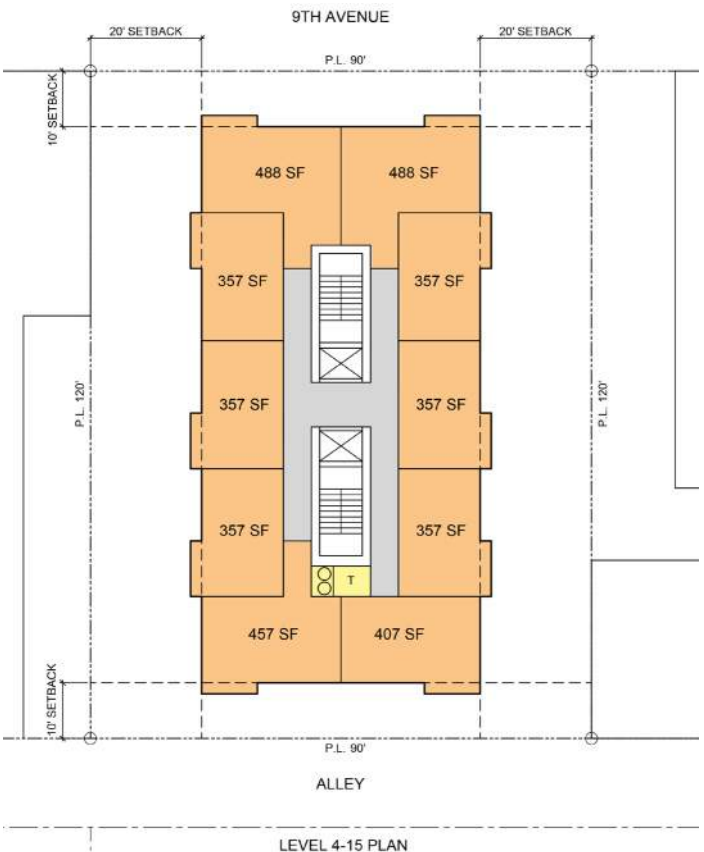
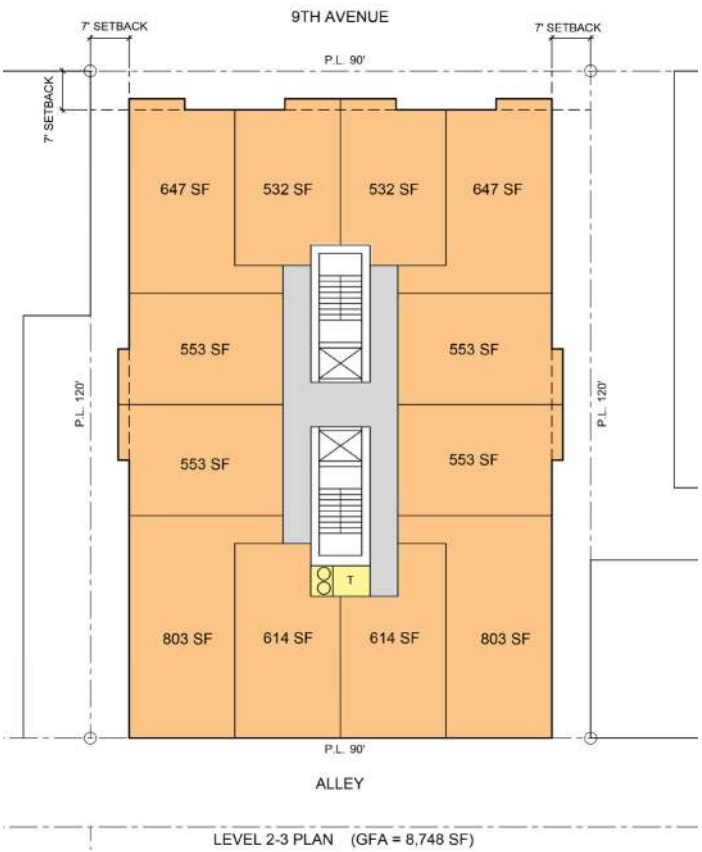
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